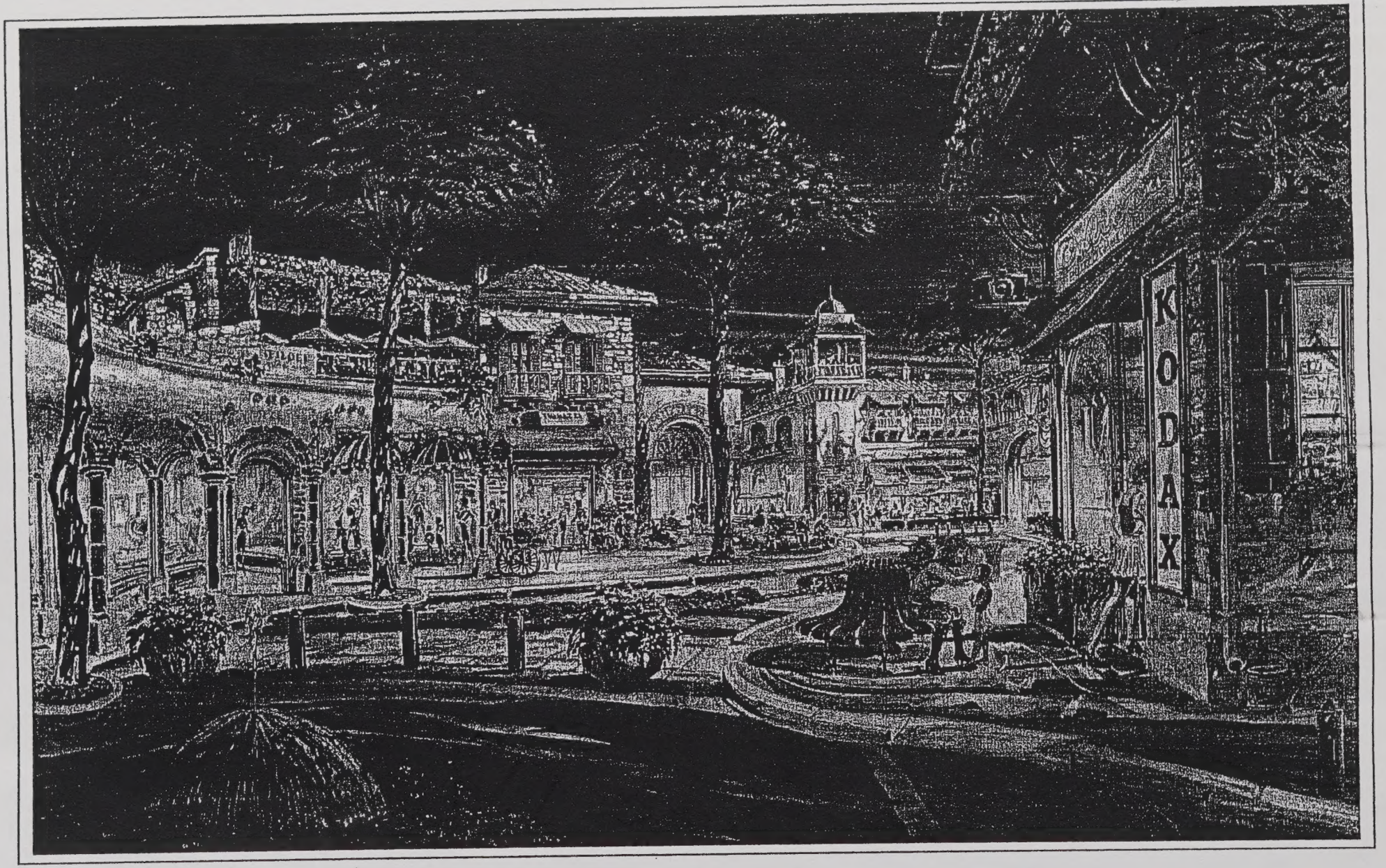

The Crossings at Huntington Beach

City of Huntington Beach
Specific Plan Number 13

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IVERSITY OF CALIFORNIA

The Crossings at Huntington Beach

City of Huntington Beach

SPECIFIC PLAN NO. 13

Prepared by

City of Huntington Beach Planning Department
Huntington Associates LLC.
with
Greenberg Farrow Architects
EDAW
Richard Sawyer

Adopted July 5, 2000 – Resolution No. 2000-68

Reconsidered and Modified August 7, 2000 – Resolution No. 2000-80

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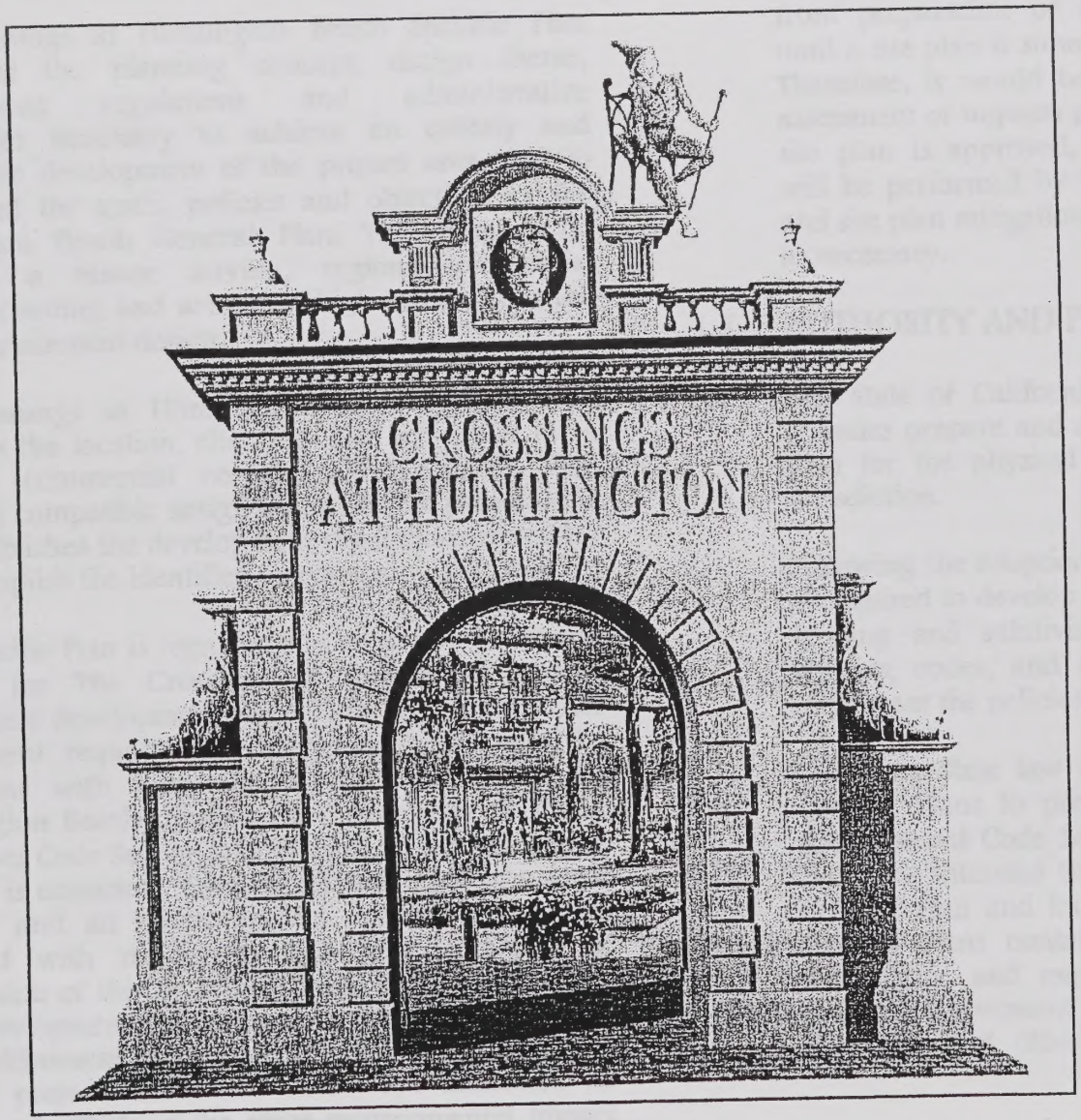
INTRODUCTION



INTRODUCTION

1.0 PURPOSE AND INTENT

The Crossings at Huntington Beach Specific Plan establishes the planning concept, design theme, development regulations and administrative procedures necessary to achieve an orderly and compatible development of the project area, and to implement the goals, policies and objectives of the Huntington Beach General Plan. The intent is to establish a visitor serving, regional-commercial shopping setting and achieve a high quality in retail and entertainment design.

The Crossings at Huntington Beach Specific Plan identifies the location, character and intensities for a regional commercial complex. The Specific Plan creates a compatible design theme for the project area and establishes the development regulations necessary to accomplish the identified objectives.

The Specific Plan is regulatory in nature and serves as zoning for The Crossings at Huntington Beach. Subsequent development plans, Parcel Maps and other entitlement requests for the project area must be consistent with both the Specific Plan and the Huntington Beach General Plan. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 The Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City. Therefore, it would be "speculative" to provide an assessment of impacts peculiar to the project. Once a site plan is approved, an environmental assessment will be performed by the City of Huntington Beach, and site plan mitigations will be applied to the project, as necessary.

1.1 AUTHORITY AND PROCEDURE

The State of California requires that all cities and counties prepare and adopt a comprehensive General Plan for the physical development of their area of jurisdiction.

Following the adoption of the General Plan, the entity is required to develop and adopt regulating programs (zoning and subdivision ordinances, building and housing codes, and other regulations), which will implement the policies described in the General Plan.

California State law authorizes cities with complete General Plans to prepare and adopt Specific Plans (Government Code Sections 65450 et. seq.). Specific Plans are intended to be a bridge between the local General Plan and individual development proposals. Specific Plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development standards and other regulatory methods into one

document which can be tailored to meet the needs of a specific area.

Local planning agencies or their legislative bodies may designate areas within their jurisdictions as ones for which a Specific Plan is "necessary or convenient" (Government Code Section 65451).

A Specific Plan may either be adopted by ordinance or resolution (Government Code Section 65507). Should the legislative body wish to change a proposed Specific Plan recommended by the Planning Commission, the change must first be referred back to the Commission for consideration, if not previously considered (Government Code Section 65504).

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA) and the State's Environmental Impact Report (EIR) guidelines. If the initial environmental review shows that the proposed or amended plan could significantly affect the environment, the jurisdiction must prepare an EIR and submit it in draft form for public review. The need for an EIR in a particular case is determined by the local government. In this case, since an EIR has been prepared for the City's adopted General Plan and the Specific Plan is included within the umbrella of the General Plan and associated Certified EIR, the environmental assessment (to be completed at the site plan review/approval stage) for The Crossings at Huntington Beach Specific Plan will be limited to the effects peculiar to the project (Public Resources Code Section 21083.3(b)).

The preparation, adoption and implementation of The Crossings at Huntington Beach Specific Plan by the City of Huntington Beach is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

The Huntington Beach General Plan was adopted by the City Council on May 13, 1996. The General Plan designates the project area as Regional Commercial. The Crossings at Huntington Beach Specific Plan is consistent with the goals and policies of the Huntington Beach General Plan.

1.2 SCOPE AND FORMAT

The Crossings at Huntington Beach Specific Plan is divided into four sequential sections. Section One is the Introduction and describes the purpose and intent of the document along with a brief explanation of Specific Plan procedures and authorization.

Section One also presents the Project Area Description and is intended to establish the reasons why the Specific Plan process is logical and necessary for this portion of the City. This section presents a general description of the Specific Plan area; special characteristics and existing conditions which make this area unique have been identified.

Section Two presents the Implementation process and discusses how individual projects and tenant improvements will be reviewed and approved. This section outlines the project approval procedures and describes the process for project appeals and the methods by which the Specific Plan can be modified or amended.

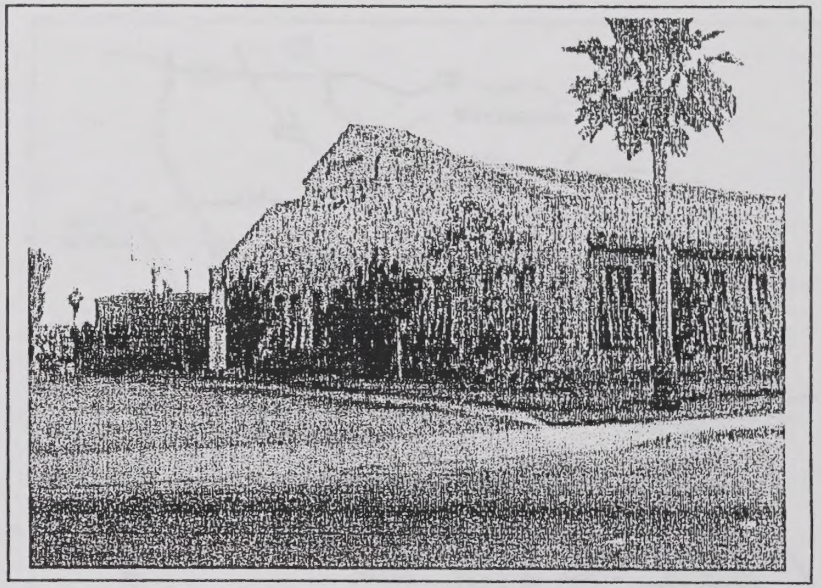
Section Three describes the Development Concept. The design concept evolves from the objectives identified and existing conditions discussed in Section One. This

section also presents the circulation, public facilities, infrastructure and landscaping which will support the development concept and reinforce the design theme.

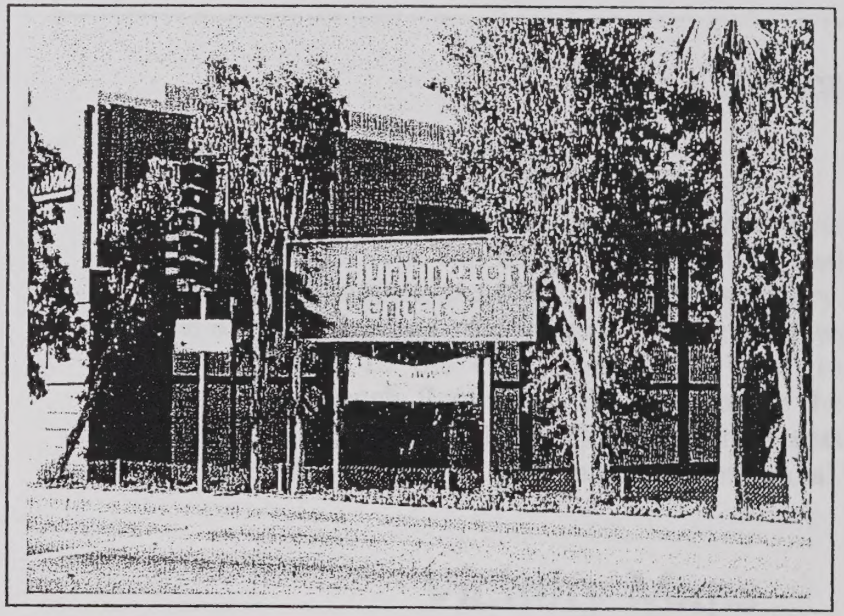
Section Three also includes the Design Guidelines. This section identifies and describes the intended character for the area and provides a framework for project implementation.

Section Four establishes the Development Regulations for the Specific Plan area and for individual project development. Section Four presents a detailed description of the Development Standards which are necessary to guide and control new projects and carry out the goals and policies of the Specific Plan and the City's General Plan.

An Appendix (printed under separate cover) contains all the special studies and reports which have contributed to the formation of the Specific Plan. The Appendix (Volume Two) includes the Legal Description of the site, a General Plan Consistency Analysis, identifies the Mitigation Measures and Conditions of Approval desired in the Environmental Analysis and includes the proposed Sign Standards.



View of Romano's from Edinger Avenue

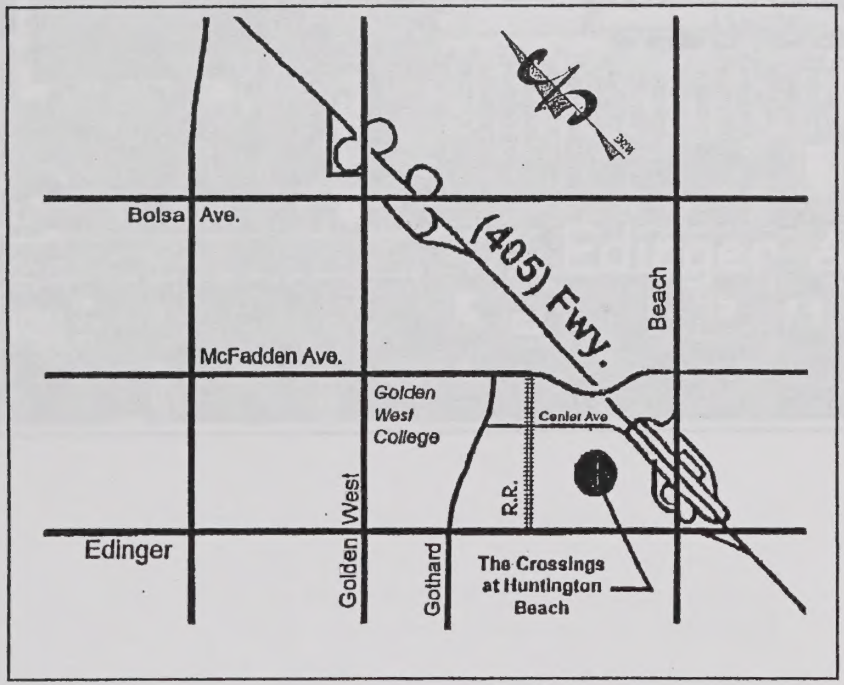


The view of The Crossings at Huntington Beach from Center Avenue

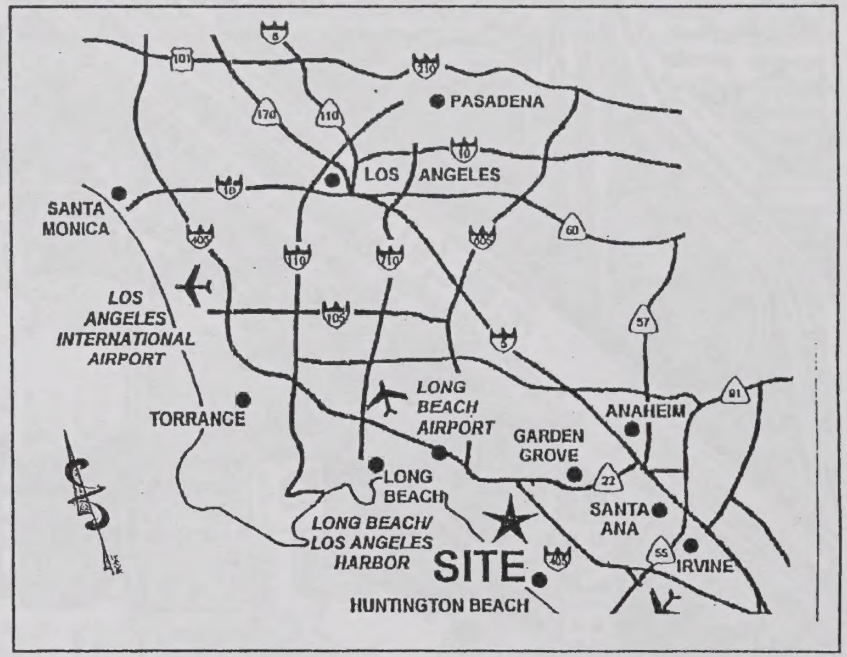
1.3 PROJECT AREA DESCRIPTION

The Crossings at Huntington Beach Specific Plan covers 63 acres located in the northern portion of the City of Huntington Beach. The area is generally bounded on the north by Center Avenue, on the east by Beach Boulevard, on the south by Edinger Avenue, and on the west by Southern Pacific railroad right-of-way.

A legal description of properties in the Specific Plan project area has been included in the Appendix.



Site Location

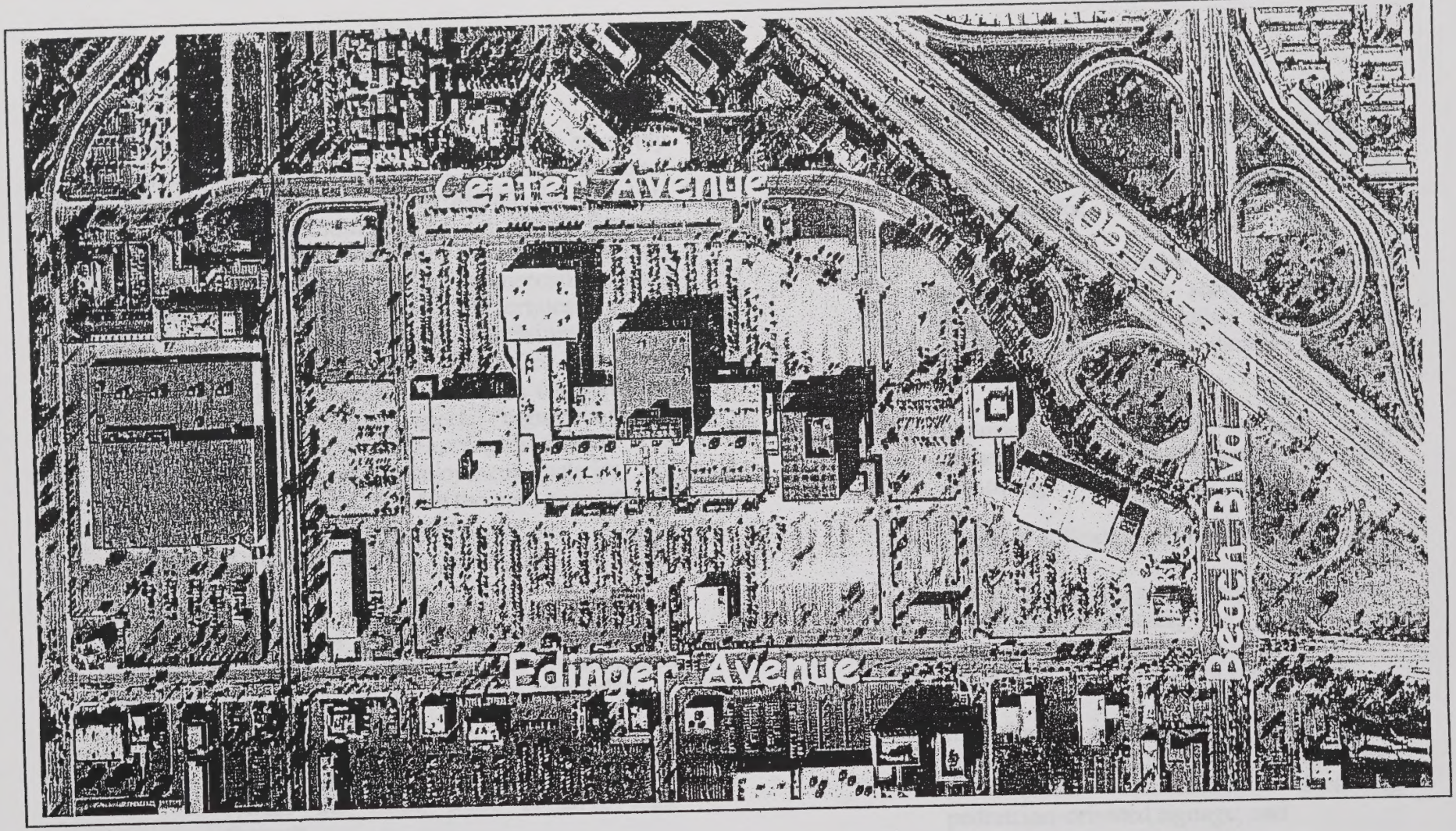


Regional Location

The project area is surrounded by a variety of land uses and activities. The San Diego Freeway (405) and an office retail complex create the northern boundary. To the south, office and retail uses are located across Edinger Avenue. To the east, commercial uses are located across Beach Boulevard. To the west, is the Southern Pacific Railroad Line. The property across from the rail line is designated commercial.

Vicinity Maps

Exhibit 1



Aerial Photograph

1997 Aerial Photograph
Exhibit 2

1.4 GENERAL PLAN DESIGNATION

The entire Crossings at Huntington Beach is currently designated as CR-F2-SP-MU(F9)-Commercial Regional - 0.5 FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 (MU-0.5 (C)/25du/acre in the City's General Plan. The site has been designated for commercial land uses since the mid 1960s. The commercial regional designation anticipates anchor department stores, promotional retail, restaurants, entertainment, and similar region-serving uses. The site has been designated within General Plan Subarea 5A requiring that a Specific Plan with special regulations and standards be established for "Huntington Center." The following Design and Development policies are described in the General Plan for the mall property:

Design and Development

LU 10.1.15
Require that regional commercial developments be designed to convey the visual sense of an integrated center by consideration of the following principles:

a. Use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale "boxes";

b. Use of roofline of height variations to visually differentiate the building massing and incorporation of recesses and setbacks on any elevation above the second floor above grade;

c. Siting of a portion of the buildings in proximity to their primary street frontage to convey a visual relationship to the street and sidewalks;

c. Design of the exterior periphery of the structures to contain shops, restaurants, display windows, and other elements that provide visual interest to parking area and the street elevation;

d. Inclusion of a "public square" as a gathering place of public activity in multi-tenant regional centers;

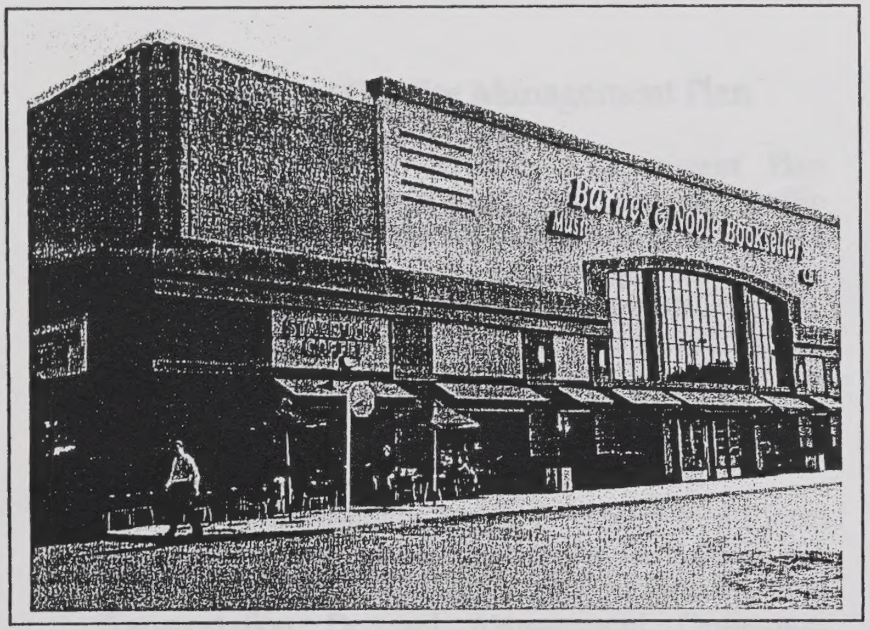
e. Clear identification of building entrances;

f. Use of landscaping that provides a three-dimensional character;

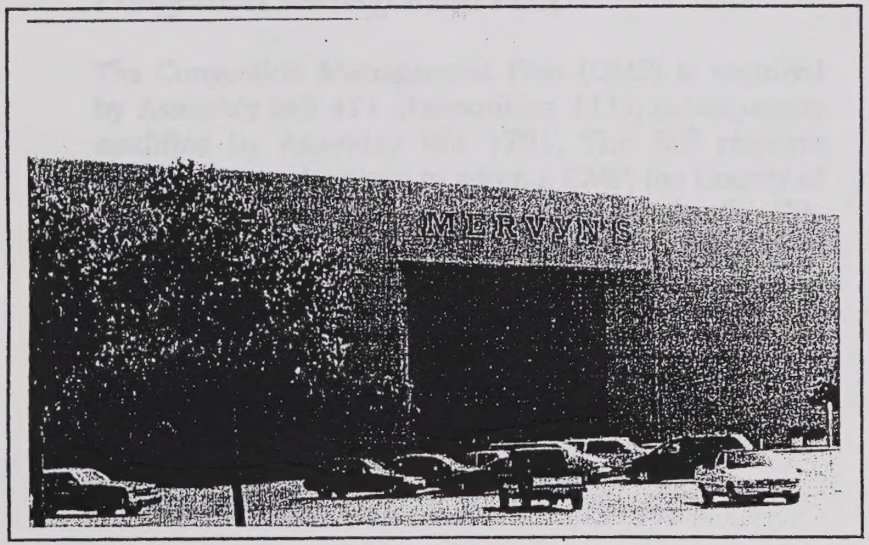
g. Encourage the provision of public art;

h. Inclusion of consistent and well-designed signage integrated with the building's architectural character, including pedestrian-oriented signage; and

i. Design of parking structures to be visually integrated with the commercial buildings. (I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU10 and I-LU 13)



View of Starbucks and Barnes & Noble from Center Avenue



View of Mervyn's from Center Avenue

1.5 ZONING PROVISIONS

The Crossings at Huntington Beach is presently zoned General Commercial ("CG") to accommodate a full range of retail and service businesses. The site is also within a sub-area of the merged Redevelopment Project Areas. The adoption of this Specific Plan will supersede the existing zoning and establish a new set of development regulations.

The Crossings at Huntington Beach site currently consists of a number of activities. The site contains approximately 960,000 square feet of retail commercial space, some of which is currently unoccupied. This site has been developed in numerous phases over the past 30 years. Current market pressures and extent of adjacent competing retail activities are driving the need to develop a new exciting commercial center for the City.

1.6 STATE MANDATED REQUIREMENTS

To comply with the State of California legislated mandates, the City of Huntington Beach has adopted several plans to deal with regional issues including Air Quality, Congestion Management, Growth Management and Transportation Demand Management Plans. All development within the Specific Plan area shall comply with the applicable provisions of the following plans:

South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan (AQMP) requires measures to reduce traffic congestion, improve air quality, and requires that cities develop Air Quality components within their General Plans. These measures include Regulation XV, a program which requires employers of more than one hundred (100) persons to prepare trip reduction plans, and a requirement for jurisdictions to prepare an air quality component in the General Plan.

The City of Huntington Beach is subject to all local jurisdiction requirements set forth by the AQMP. The City has adopted an Air Quality Element and Transportation Demand Management Ordinance, which incorporates AQMP measures.

Congestion Management Plan

The Congestion Management Plan (CMP) is required by Assembly Bill 471 (Proposition 111), subsequently modified by Assembly Bill 1791. This Bill requires every urbanized county to adopt a CMP; the County of Orange has prepared a CMP which includes the City of Huntington Beach. The CMP requires mitigation of traffic impacts of development, as well as trip reduction programs. The City of Huntington Beach has completed the mandated components of the CMP including level of service standards, trip reduction program, and a capital improvements program for traffic and transit.

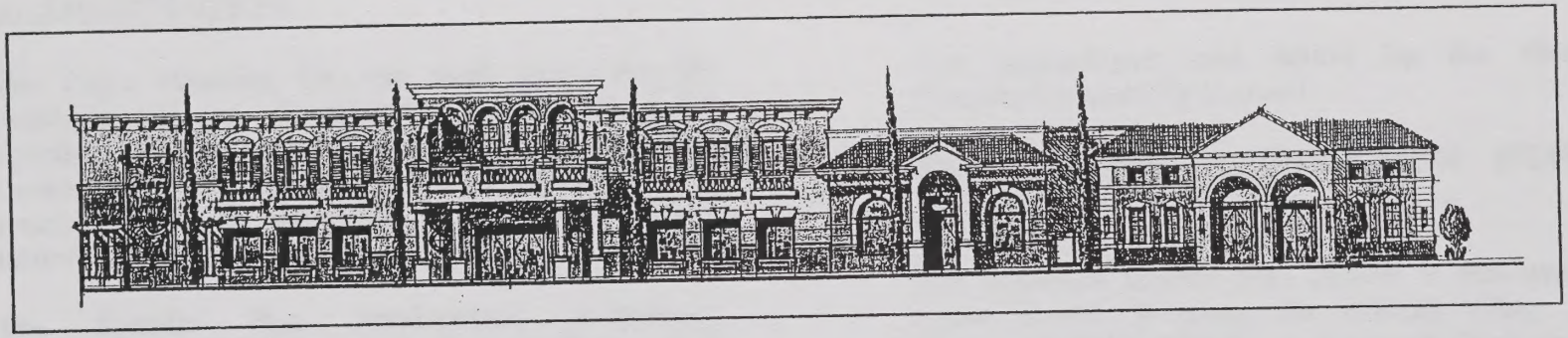
Growth Management Plan

A Growth Management Plan (GMP) is required to implement the passage of Orange County Measure M approved in the 1990 election. Its purpose is to ensure that the planning, management, and implementation of traffic improvements and public facilities are adequate to meet current and projected needs. The City has an approved Growth Management Element, which meets the requirements for Measure M funding, and an adopted Transportation Demand Management Ordinance.

Transportation Demand Management

Transportation Demand Management (TDM) measures are generally directed at increasing auto occupancy, decreasing peak hour usage, and managing demand for transportation facilities. The City's TDM Ordinance is part of its compliance with the Growth Management Plan. Development owners, operators and tenants will be required to implement the City's TDM Ordinance.

IMPLEMENTATION



Section Two

IMPLEMENTATION

2.0 ADMINISTRATION

The City's Planning Director shall administer the provisions of the Crossings at Huntington Beach Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Huntington Beach Municipal Code, and the City's General Plan.

The Specific Plan development procedures, regulations, standards and specifications shall supersede the relevant provisions of the City's Zoning Code (Huntington Beach Zoning and Subdivision Ordinance) as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of an individual request.

The Specific Plan may be amended. The Planning Director shall have the discretion to determine if requests for modification to the Specific Plan are minor or major.

Minor modification is a simple amendment to the exhibits and /or text which does not change the meaning or intent of the Specific Plan. Minor modifications may be accomplished administratively by the Director with a report to the Planning Commission. Major modifications are amendments to the exhibits and/or text which are intended to change the meaning or intent of the Development Concept, Design Guidelines, or Development Regulations. Major modifications require a Zoning Text Amendment and action by the Planning Commission and City Council.

2.1 DEVELOPMENT CONSTRUCTION PHASING PLAN

The proposed Specific Plan project is anticipated to occur in one (1) phase. The existing Village Retail (Barnes & Noble, Staples, and Circuit City) and any remaining Department Stores (such as, Burlington Coat Factory, Montgomery Wards, or Mervyns) will receive major exterior renovation, new enhanced paving, and landscaping. The demolition, infrastructure and utility work of the new construction, will be scheduled and built such that the remaining center remains in operation with minimum inconvenience to the remaining tenants. Construction is anticipated to take 18-24 months from start of demolition.

2.2 METHODS AND PROCEDURES

The methods and procedures for implementation of the Specific Plan shall be on a project by project basis. The adoption of the Specific Plan alone will not require infrastructure improvements to the project area. Physical improvements will only coincide with the commencement of the first project and approval of a Site Plan Review. The Specific Plan is a regulatory document and is not intended to be a Development Agreement.

2.3 SITE PLAN REVIEW

All new projects within the Crossings at Huntington Beach Specific Plan project area shall be implemented through a Site Plan Review process. A Site Plan Review shall be required for all new development activity, with the exception of interior improvements, general maintenance and repair or other minor construction activities that do not result in an intensification of the use. These exceptions may be subject to other Building and Public Works permits and approvals prior to commencement.

Application to the City for a Site Plan Review shall include a narrative of the proposed activity along with preliminary development plans and drawings. The narrative shall consist of a project description identifying the intended services offered with square feet, hours and days of operation, number of employees, and other information as appropriate. Supplemental to the application submission, project plans shall be prepared including the following preliminary plans: site plan, floor plans, elevations, landscaping, grading, fencing and signage plans; other plans may be required depending on the complexity of the project. The entire parcel shall be plotted with dimensions and all pertinent data and include dimensions to the nearest intersecting public street and identify all street names. In addition, all existing and proposed physical features and structures on the subject property and abutting properties shall be plotted.

The application shall also include a legal description of the property, identification of the uses for each room on the floor plans and a list of all the building materials and exterior colors. An application fee for this service shall be established by a separate resolution of the City Council.

The Planning Director has the authority to approve, conditionally approve, or deny a Site Plan Review. A Site Plan Review application may also require analysis and comments from various departments of the City. In order to approve a Site Plan Review application, the Planning Director shall make the following findings:

- The request is consistent with the City's General Plan and all applicable requirements of the Municipal Code; and
- The requested activity will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood; and
- The requested activity will not adversely affect the Circulation Plan; and
- The requested activity will comply with the provisions of the Crossings at Huntington Beach Specific Plan and other applicable regulations or special conditions required of the project.

The action of the Planning Director shall be final unless appealed to the Planning Commission by the applicant submitting a Site Plan Review application within ten calendar days of action. Such Appeals for a Site Plan Review shall be subject to the procedures outlined in the City's Zoning and Subdivision Ordinance.

A Site Plan Review approval shall be valid for a period of one year. Additional one year extensions may be requested for a maximum of two years. Such an extension request must be made in writing by the original applicant, property owners, and/or authorized designee, a minimum of thirty days prior to the expiration of the current approval. If construction activity does not commence within the approval or extension period, the entitlement shall be terminated.

All final decisions on site plan review proposals shall be the responsibility of the Planning Director.

2.4 PARCEL MAPS

The project area may be subdivided through a Parcel Map process. Parcel Maps shall be prepared consistent with the Mater Plan Concept to facilitate development. These maps shall identify the infrastructure and improvements necessary to support the anticipated projects, subject to review by the City's Public Works and Fire Departments.

Upon recordation, Parcel Maps may be further divided and/or adjusted by filing a subsequent Parcel Map or a Lot Line Adjustment, pursuant to the provisions of the Subdivision Map Act. A Tentative and Parcel Map may be approved, or conditionally approved by the Planning Director and the City Engineer providing the proposal is found to be in compliance with the Specific Plan

In order to approve the Tentative Map the Planning Director shall make the following findings:

- The proposed Tentative Map is consistent with the General Plan, Specific Plan, and all other applicable provisions of the City's adopted codes and regulations; and

- The site is physically suitable for the type and density of development proposed; and

- The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

- The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided.

2.5 REUSE/CHANGE OF USE REVIEW

Any proposal to reuse and/or change the use of a previously approved and constructed development, within the project area, will be subject to additional review by the Planning Department. The additional review will follow the same procedures outlined in the Site Plan Review process. A "like for like" change of use shall only be subject to the requirements for a new certificate of occupancy; however any new construction beyond that shall require a new Site Plan Review. In addition any proposed physical modifications to the existing structure and/or site shall be subject to additional review and approval of the Planning Director prior to the issuance of building permits. The Planning Director may refer individual projects to Design Review Board for review and as final arbiter of compliance with the Specific Plan. Any decision by the Planning Department may be appealed within ten calendar days to the Planning Commission.

2.6 ENVIRONMENTAL DETERMINATION

The Zoning and Development Standards of all anticipated development activity for the Crossings at Huntington Beach area have been identified in the Specific Plan. Development project requests shall be subject to environmental review as mandated by the California Environmental Quality Act (CEQA). The Planning Director shall impose any applicable environmental mitigation measures, as specified in the environmental analysis, as conditions of approval on individual Site Plan Reviews. Such conditions of approval shall describe the time period and manner in which the mitigation measure must be satisfied.

2.7 REQUEST FOR DEVIATION

The Crossings at Huntington Beach Specific Plan Development Regulations are intended to encourage projects which create an aesthetically pleasing appearance, enhance the environment, and facilitate innovative quality architectural design with an adaptation to the surrounding environment.

Deviations pertain only to the Development Regulations of the Specific Plan and may be granted at the time of Site Plan Review for special circumstances and/or unique architectural features.

Requests for Deviation may include but are not limited to building height, setbacks, open space, parking, and landscaping. Deviation requests, up to ten (10) percent of any single standard, may be considered by the Planning Director. Deviations greater than ten (10) percent must be approved by a Variance application before the Zoning Administrator, subject to the procedures outlined in the City's Zoning and Subdivision Ordinance. Development and construction phasing of selected provisions and features may be approved by the Director concurrent with a Site Plan Review and shall not require a Request for Deviation or Variance to the Specific Plan.

Deviations shall be allowed when, in the opinion of the Planning Director, significantly greater benefits from the project can be provided than would occur if all the minimum requirements were met. Some additional benefits which may make a project eligible for consideration include: greater open space, greater setbacks, unique or innovative designs, public open space, and the use of energy conservation or innovative technology. The Planning Director may

approve the Request for Deviation in whole or in part upon making the following findings.

- Promotes better design, environmental and land planning techniques and contribute to the economic viability of the community, through aesthetically pleasing architecture, landscaping and site layout; and

- Will not be detrimental to the general health, welfare, safety and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general; and

- Is consistent with objectives of the Specific Plan in achieving a project adapted to the area and compatible with the surrounding environment; and

- Is consistent with the goals and policies of the City's General Plan, and comply with State and Federal Law.

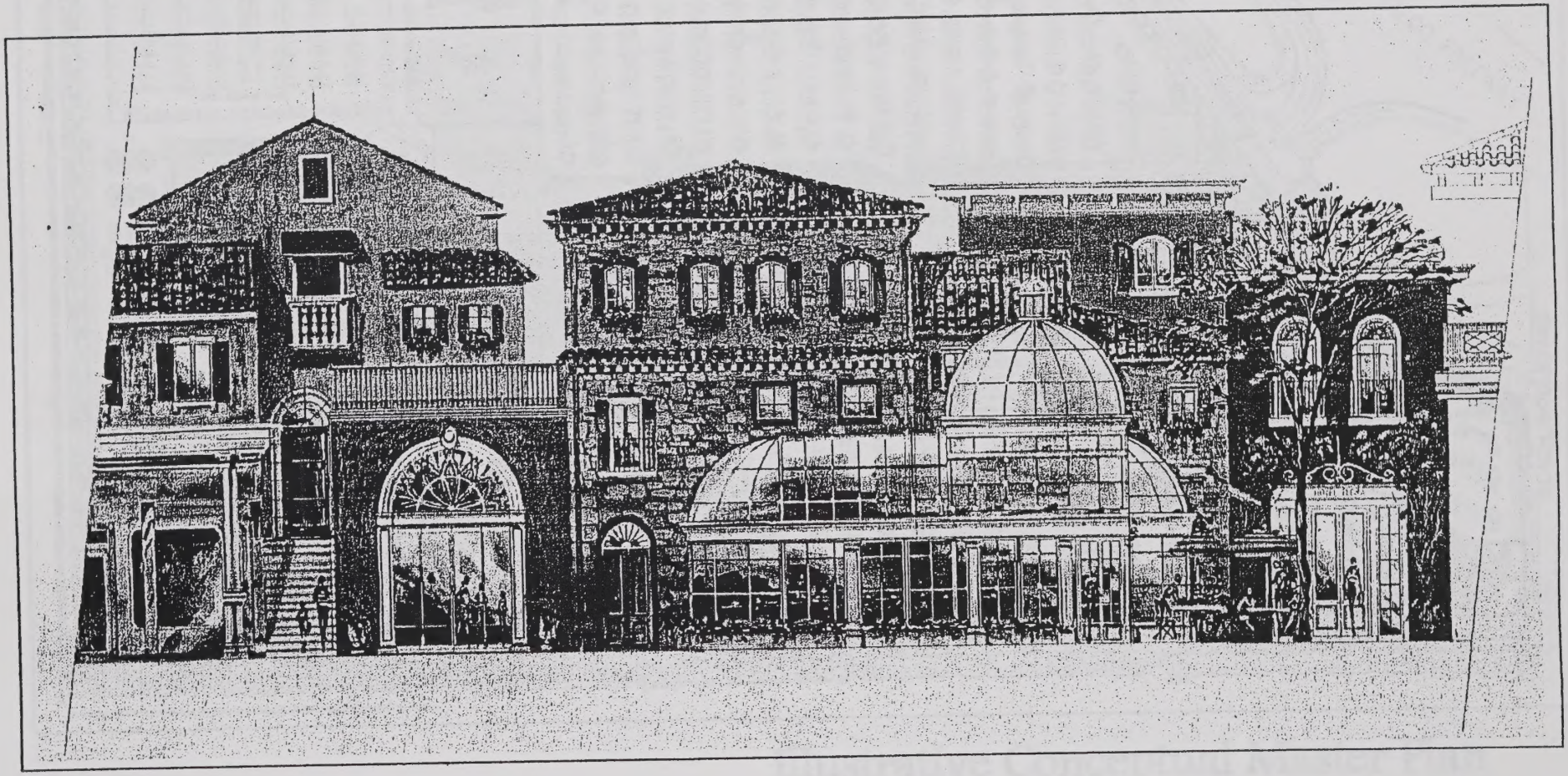
2.8 SPECIFIC PLAN AMENDMENTS

Specific Plan Amendments, other than a Minor Modification as previously described (Section 2.0), shall be made through the Zoning Text Amendment process; subject to consideration and approval of the Planning Commission and City Council in accordance with the provisions of the Huntington Beach Zoning and Subdivision Ordinance. Such Amendments may include changes to the Development Concept, Design Guidelines policies and the introduction of alternative Development Regulations.

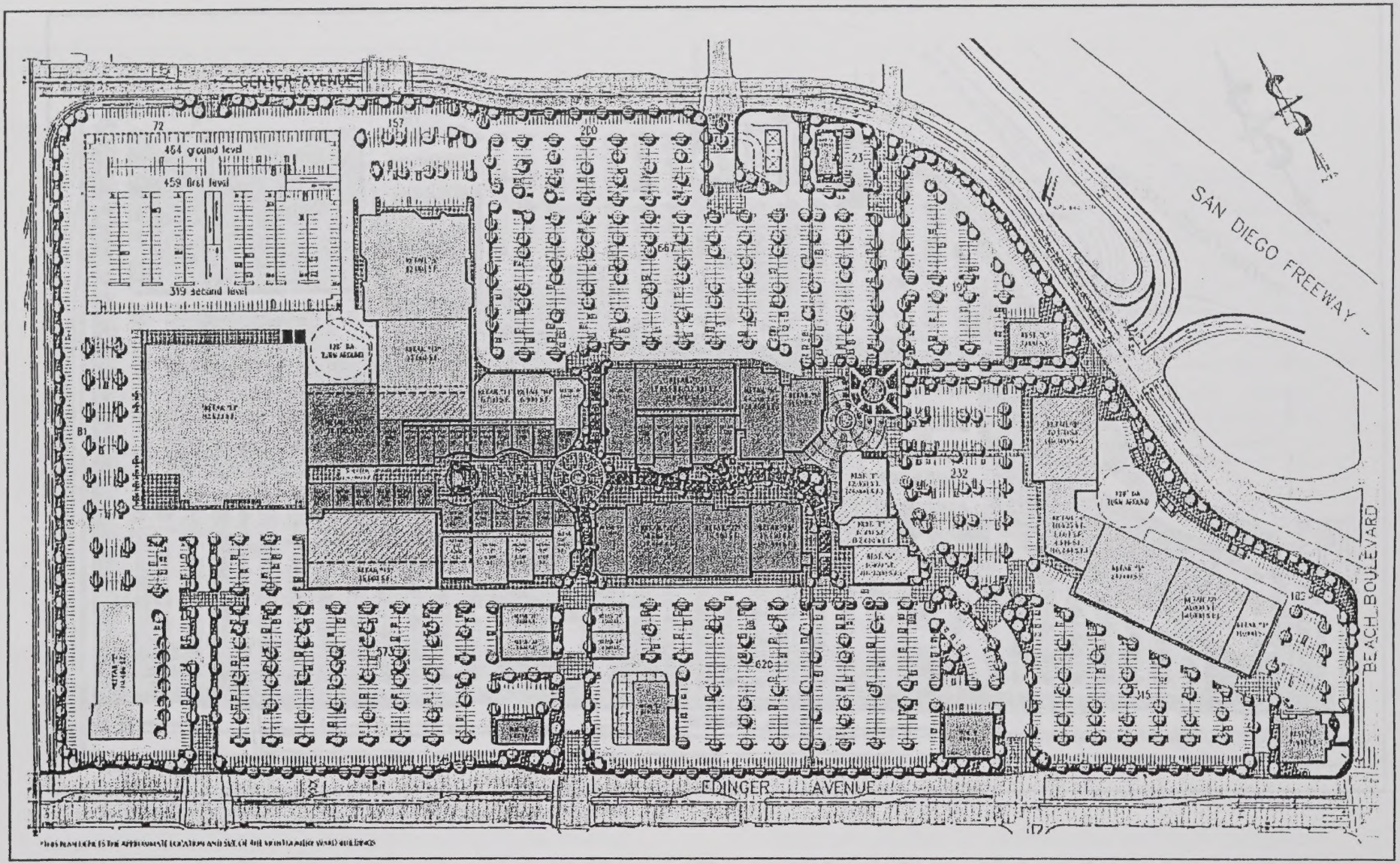
2.9 SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this title, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title, or any future amendments or additions hereto. The City hereby declares that it would have adopted these titles and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

DEVELOPMENT CONCEPT



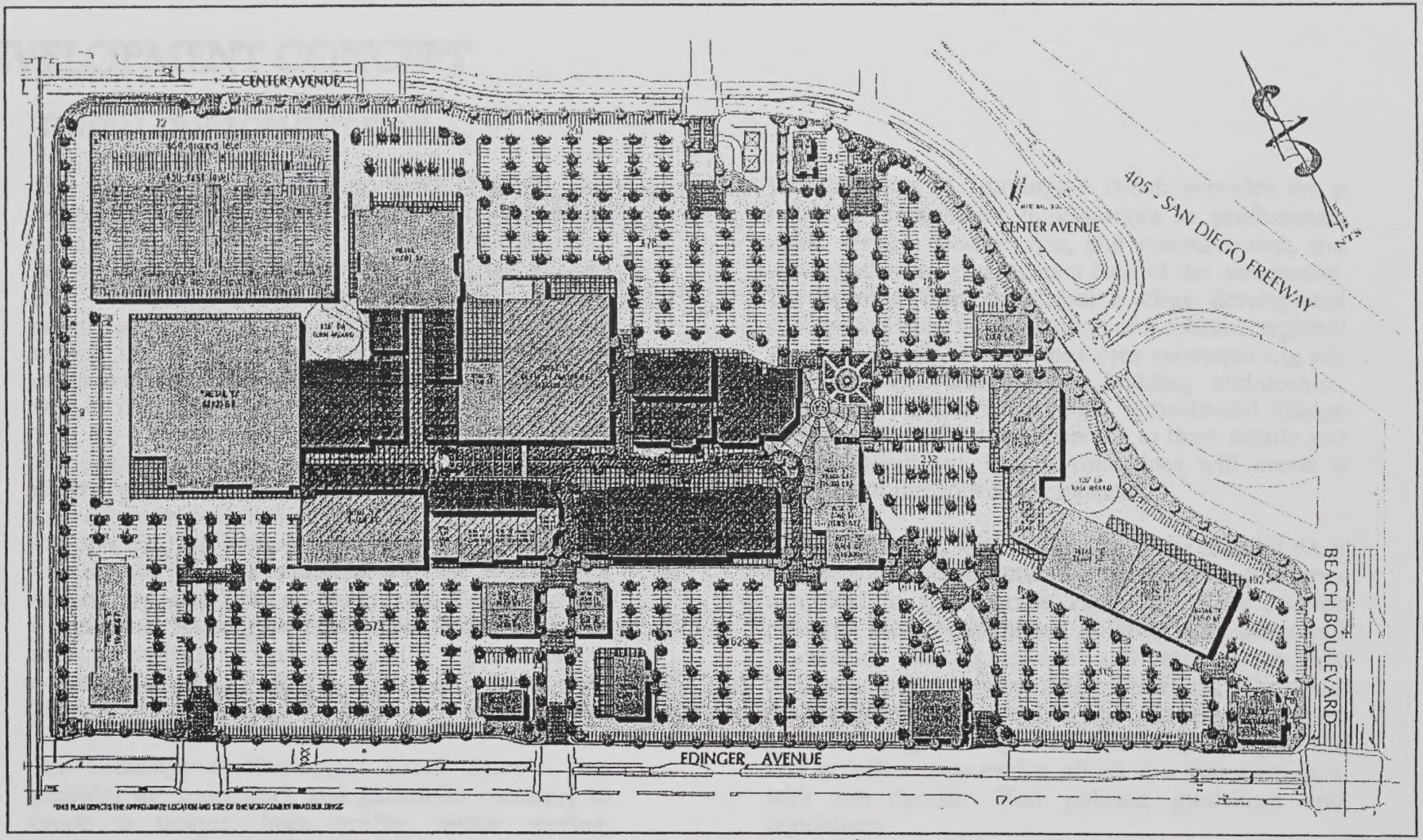
Section Three



Illustrative Conceptual Master Plan

Exhibit 3A

Note: This illustrative shows a hypothetical development scenario on the project site.



Illustrative Conceptual Master Plan

Exhibit 3B

Note: This illustrative shows a hypothetical development scenario on the project site.

DEVELOPMENT CONCEPT

3.0 GENERAL DEVELOPMENT PLAN

The Crossings at Huntington Beach Specific Plan development concept provides for a planned retail, dining, and entertainment complex in the northern portion of the City of Huntington Beach. The Specific Plan establishes the general type, location, architectural style and character of all development within the site's boundaries, while allowing for creative design ideas on individual projects consistent with an overall concept.

The Crossings at Huntington Beach will be a 63 acre master planned regional commercial retail, dining, and entertainment facility with supporting services. The Specific Plan is designed to allow for development in a manner that is compatible with the surrounding community and City of Huntington Beach. The Crossings at Huntington Beach Specific Plan provides an opportunity for a variety of quality regional serving commercial uses, consistent with the City's General Plan.

The Crossings at Huntington Beach Specific Plan provides the framework and guidelines necessary to create a unique, high quality, visitor serving, retail/dining/entertainment complex. The site's proximity to regional transportation systems makes the area ideal for a variety of compatible uses and activities. The development concept is designed in concert with the area's history of commercial activities and the community's need for a strong self-sufficient economy.

The Crossings at Huntington Beach provides for a range of employment opportunities in professional, retail, service, food service, and entertainment; and will broaden the employment base of the community. The Specific Plan establishes a clear development concept to assure the facilitation of a cohesive regional shopping center. Design measures encompassing site planning, area landscaping, building architecture, streetscapes, pedestrian linkages, setbacks and signage have been established. Adherence to these details and to the established Design Guidelines will create a unique and integrated development.

The illustrative conceptual master plans (Exhibit 3A & 3B) depict scenarios utilizing the various guidelines described in the Specific Plan. The plans provide potential layouts identifying building orientation and placement, parking design and access, roadway configuration, entryways and landscaping. The plans are not intended to reflect an ultimate design situation because a large variety of other development patterns and activities may evolve which are also consistent with the Specific Plan policies, guidelines and regulations.

The Specific Plan recognizes that although the main construction of the project will occur at one time, the ultimate buildout of the property may not occur immediately. In fact, building pads may be established without associated building construction but shall be landscaped in a park-like setting until such time as development is proposed. Therefore, this zoning document anticipates future expansions of the

development site. In order to address this concern, flexibility has been incorporated into the Specific Plan Development Regulations (Section Four). This flexibility in development guidelines is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

The objective of the Specific Plan is to implement the goals and policies of the Huntington Beach General Plan by defining the physical development of the Crossings at Huntington Beach site. Included in this approach are the establishment of land use, circulation, infrastructure, landscape and architectural design characteristics for the project area. The Specific Plan consists of a number of major components which will guide the development process including the Circulation Plan, Design Guidelines, and Development Regulations.

Any reuse, subdivision, or new development shall be subject to the provisions of the Specific Plan. Refer to Section 2.3 Site Plan Review.

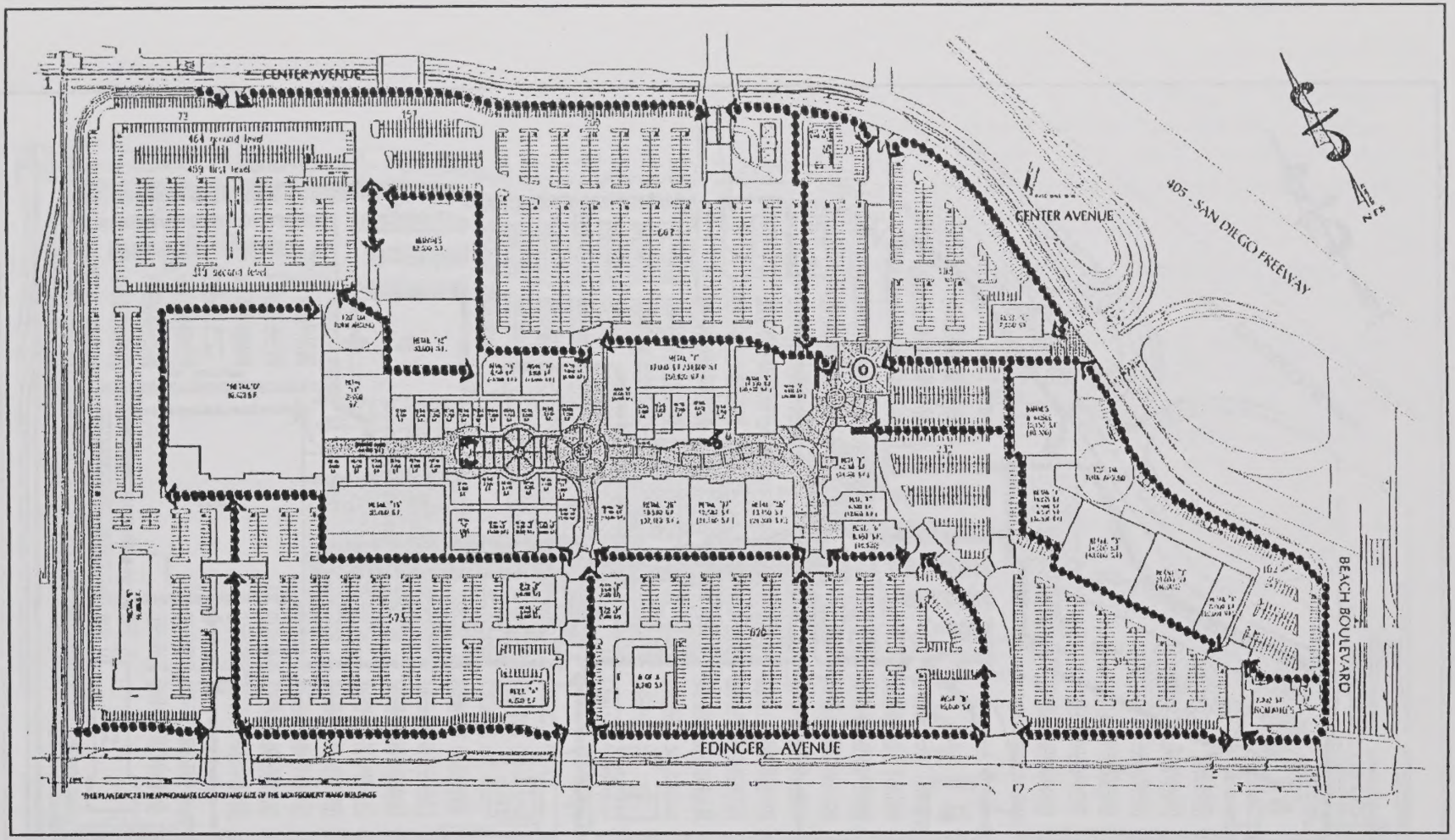
The Specific Plan identifies and requires sufficient infrastructure and public facilities to adequately and efficiently support any and all anticipated uses and activities. These improvements will coincide with any upcoming development project. This upfront effort will allow for buildout of the Specific Plan in an expedited manner, subject to compliance with the Specific Plan and the Environmental Analysis.

The Crossings at Huntington Beach Specific Plan identifies effective land planning and design regulations techniques in a flexible format which can take advantage of ideas and opportunities presented by future tenants and users.

3.1 REGIONAL COMMERCIAL USES

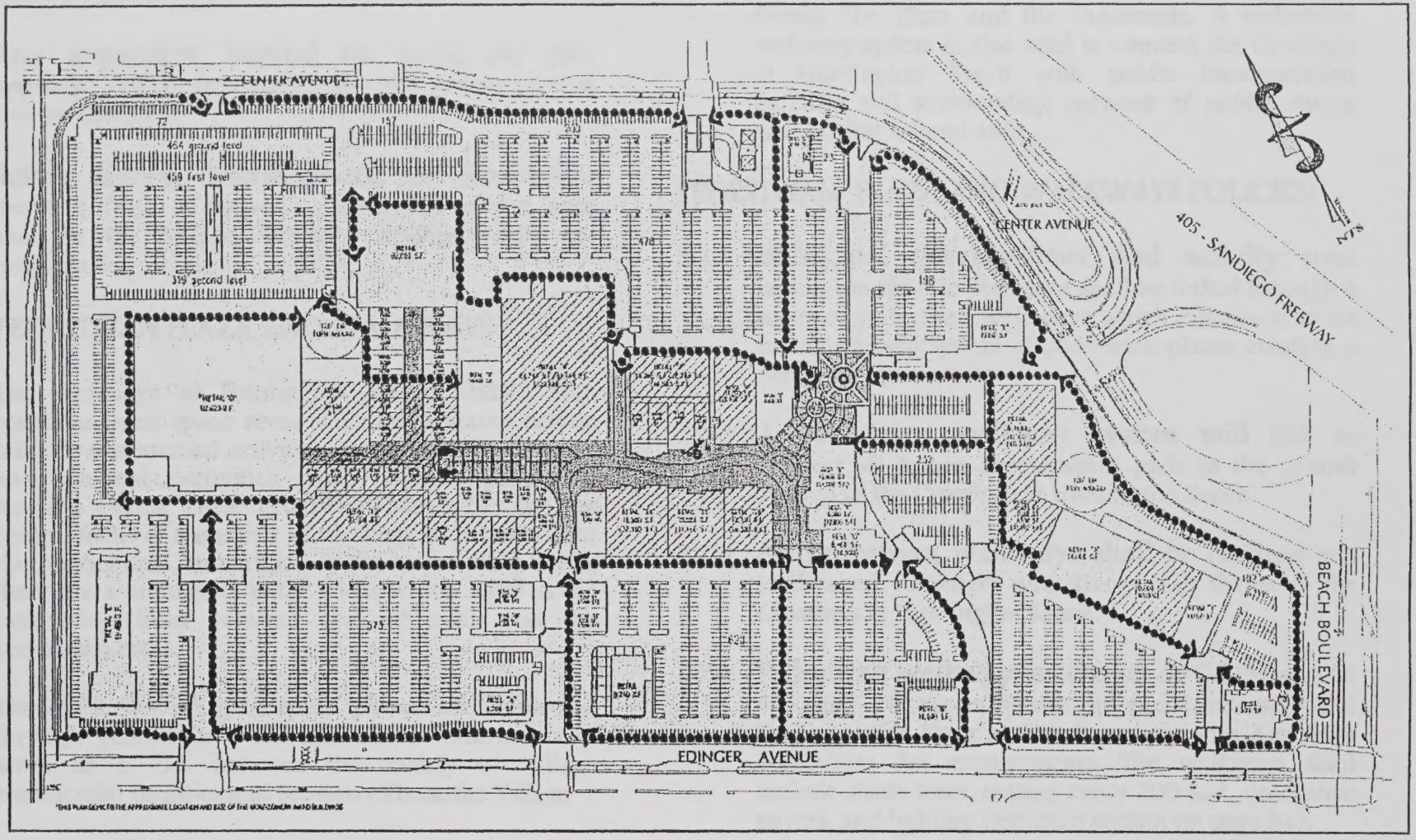
The Crossings at Huntington Beach Specific Plan recognizes unique development opportunities within the project area. The purpose of the Specific Plan is to create a distinct cluster of activities and allow for individual project development and tenant occupancy to occur in a timely manner, within an overall Master Plan Concept. This approach recognizes development patterns, market conditions and establishes sufficient flexibility to provide for the opportunity of a variety of activities within the Specific Plan area.

The City of Huntington Beach General Plan identifies typical permitted uses under the Commercial Regional land use category. These uses include, but are not limited to, anchor department stores, outlet stores, promotional ("big box") retail, retail commercial, restaurants, entertainment, professional offices, financial institutions, and similar regional-serving uses. However, regional commercial uses do not include some commercial businesses, such as auto repair, which is typically a local serving commercial use. Future activities for the area will depend on market conditions and may include a variety of activities consistent with the City's General Plan. These development activities may be either an expansion of existing facilities and/or independent new projects. The project area can accommodate a total development of 1,100,640 square feet of regional commercial uses.



Pedestrian Plaza / Walkways Plan

Exhibit 4A



Pedestrian Plaza / Walkways Plan

Exhibit 4B

REGIONAL COMMERCIAL USE POLICIES:

3.1.1 **Any expansion beyond** the initial site plan approval, shall be through the site plan review process (see section 2.5).

3.1.2 **Retail, dining, entertainment**, and related uses drawing from a regional commercial/market area shall be the primary intended activity within the project area.

3.2 PEDESTRIAN PLAZA AND WALKWAYS

The Crossings at Huntington Beach Master Plan identifies open space areas which can accommodate outdoor commercial activities, seasonal recreation and entertainment activities, and casual pedestrian meeting places. These pedestrian plazas become the central focus of a number of commercial nodes within the project area. In addition to the major plaza areas, there are a number of entry nodes which serve as the interfacing links between the vehicular and the pedestrian areas.

The clustering of open space plazas are connected through pedestrian walkways. These walkways also serve as a link between the variety of Village commercial facilities and the Entry Plaza, the Village Strada, the Plaza and the Colonnade. A pedestrian walkway system is also used to connect the Crossings at Huntington Beach with public transportation facilities and surrounding network of public streets (see Exhibit 4A and 4B).

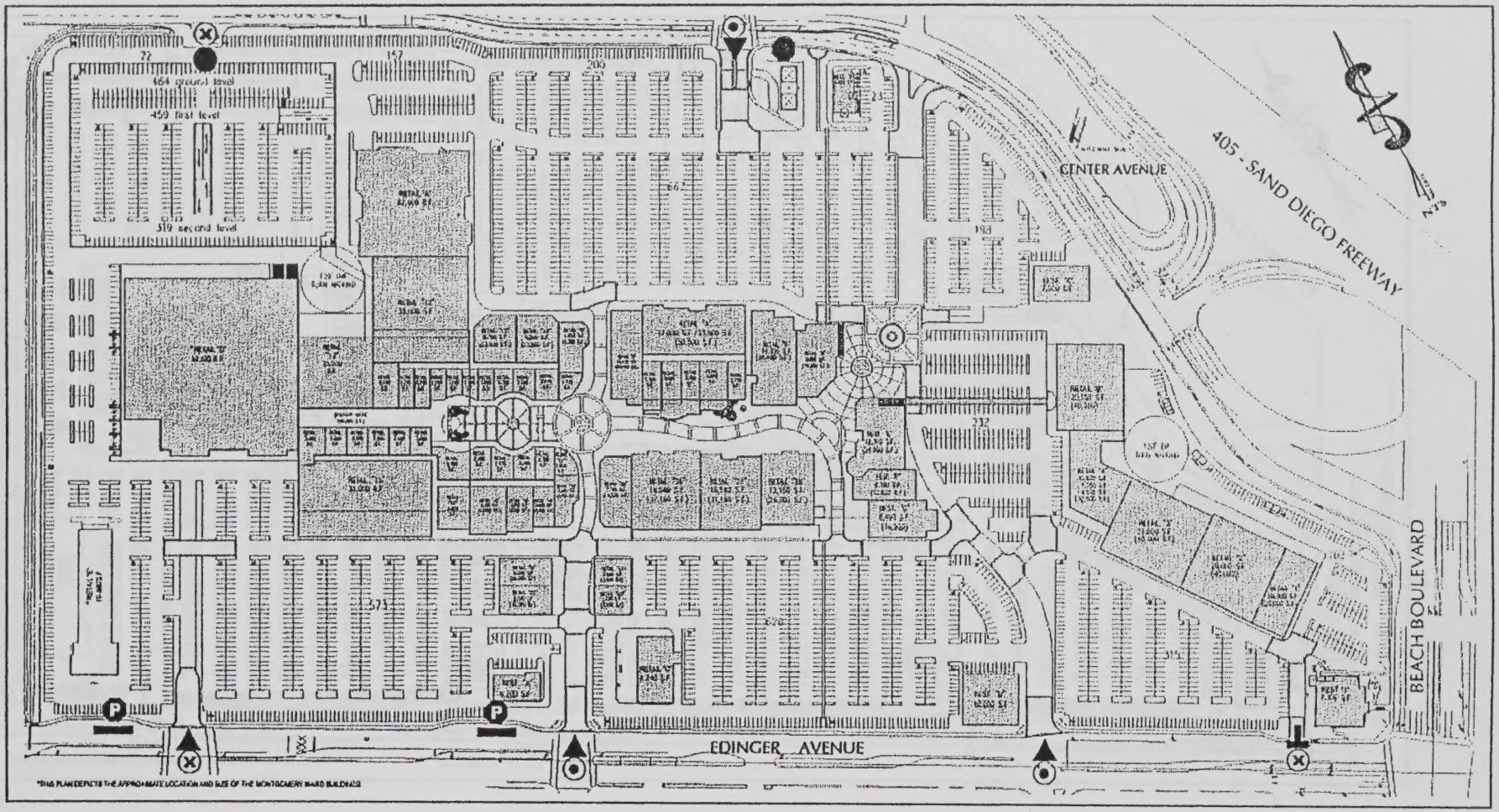
PEDESTRIAN PLAZA AND WALKWAYS POLICIES:

3.2.1 **Individual developments and activity** areas within the specific plan area shall be linked through a series of pedestrian walkways which culminate in an interconnected system of pedestrian plazas creating a variety of open spaces.

3.2.2 **A pedestrian walkway system will** link or connect all future development pads to the central portion of the Crossings at Huntington Beach.

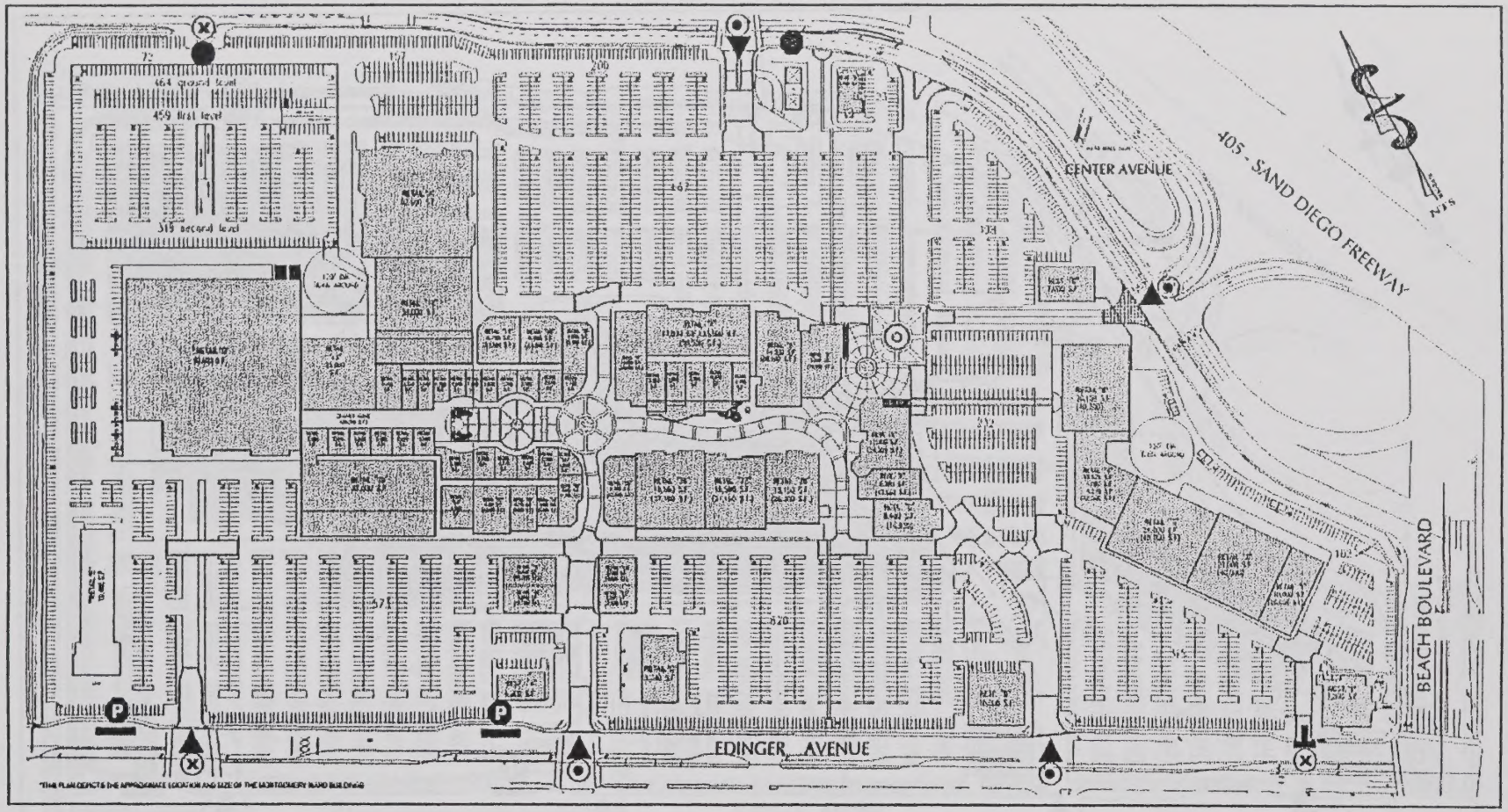
3.2.3 **All pedestrian walkways shall be** designed and landscaped consistent with the overall theme of the Crossings at Huntington Beach.

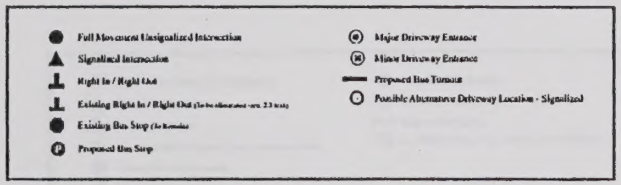
3.2.4 **Pedestrian walkways as shown** on Exhibit 4A and 4B shall be incorporated on the Landscape and Technical Site Plans and shall comply with American Disabilities Act requirements. The walkways shall include shade trees, seating every 200 feet, decorative pavers, and lighting (see cross section on page 34).



Circulation Plan

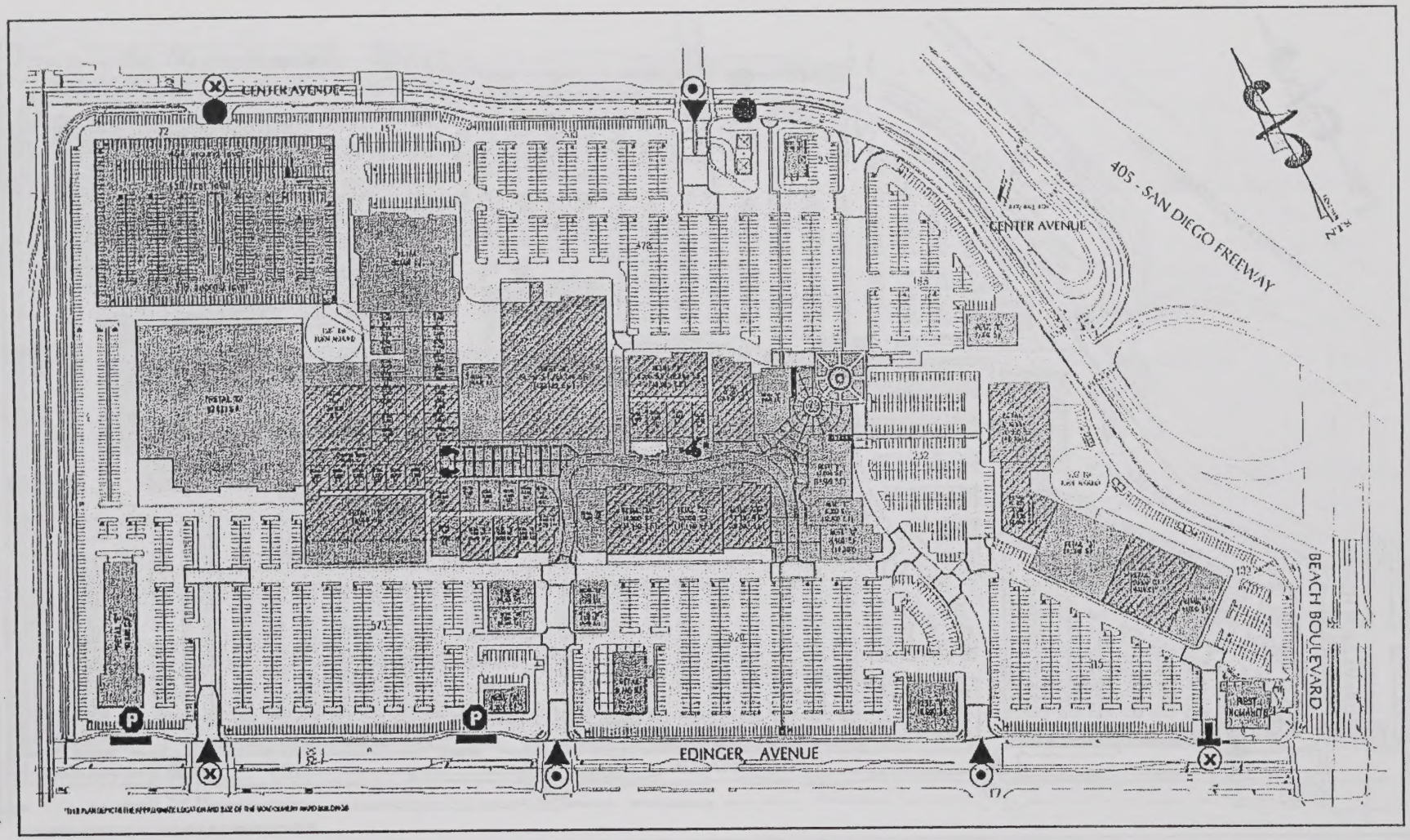
Proposed New Center Ave. Driveway
Existing Off-Ramp
Exhibit 5A





Circulation Plan

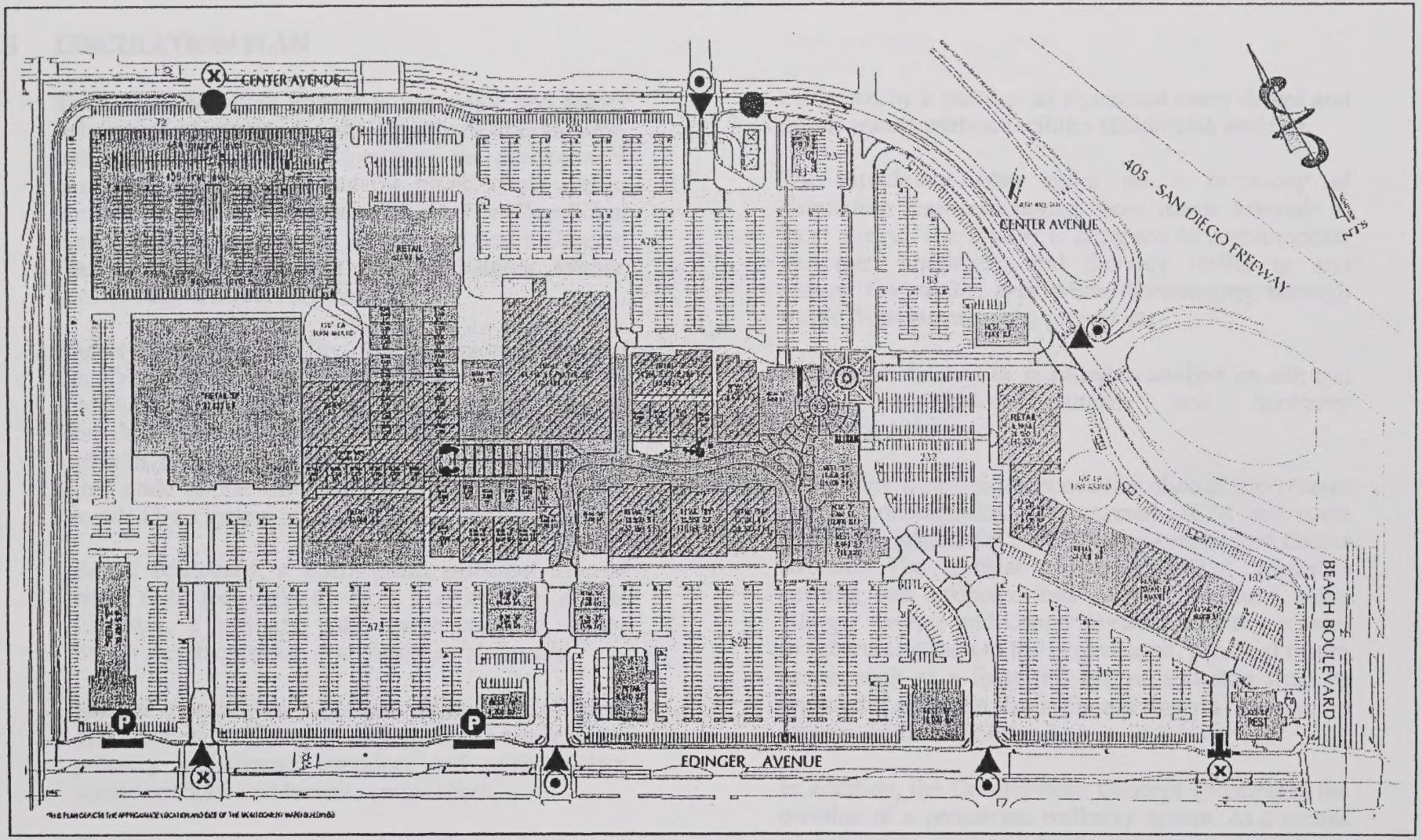
Proposed New Center Ave. Driveway
Proposed Off-Ramp
Exhibit 5A



Circulation Plan

Existing Off-Ramp

Exhibit 5B



Circulation Plan

Proposed Off-Ramp

Exhibit 5B

3.3 CIRCULATION PLAN

The Circulation Plan illustrates the major and minor driveway entrances to the site, signalized intersections, bus stops and bus pads supporting the development and surrounding areas, and the public street system within the Specific Plan boundaries. The Circulation Plan is consistent with the Huntington Beach General Plan's Circulation Element and the Edinger Avenue Precise Plan of Street Alignment.

Primary access to the City of Huntington Beach and the Crossings at Huntington Beach is provided by Interstate 405 (San Diego Freeway). The City's General Plan designates the intersection of Beach Boulevard and Edinger Avenue as an internal node and a primary entry node to the City. Access to the project site is provided by a system of arterial highways including:

- Beach Boulevard, a north-south principal arterial street (120 foot right-of-way), designated as a state highway, a primary path/image corridor, major urban scenic corridor, and transit service route.

- Edinger Avenue, an east-west major arterial street (120 foot right-of-way), designated as a truck route, primary path/image corridor, and minor urban scenic corridor and transit service route.

- Center Avenue, an east-west secondary arterial street (80 foot right-of-way), designated as a transit service route.

Internal circulation is currently provided by a network of private drives/streets serving as access to individual portions of the project area. Circulation is further enhanced by a number of signalized entry drives and public transportation facilities (Exhibit 5A and 5B).

The circulation plan relies on a hierarchy of circulation features ranging from major arterials to local streets. The system is designed to accommodate customer, employee, and delivery traffic to and around the project area while discouraging through traffic from bisecting the project site.

A traffic study shall be required to analyze on-site and off-site circulation patterns and necessary improvements.

Alternative forms of transportation should also receive careful consideration. The current OCTA bus route passes the project area on Edinger Avenue and Center Avenue. The project Circulation Plan identifies existing and proposed bus turnout locations along Edinger Avenue and Center Avenue. As a supplement to vehicular access to the project area, potential future access such as a light rail system and stop shall be pursued if available, from the existing rail line on the western boundary of the site.

In addition, the Development Concept encourages the creation of a pedestrian walkway system. As a means of achieving a strong landscape image, pedestrian walkways are required and shall be provided throughout the development to facilitate pedestrian access from adjacent developments to the project site. The pedestrian walkway system shall include walkways around the perimeter of the site in the street right-of-way.

CIRCULATION PLAN POLICIES:

3.3.1 **Primary access to the project area** shall be from the existing signalized intersections along Edinger Avenue and Center Avenue. New access locations into the project area shall occur only where traffic patterns and median openings allow, subject to review and approval of the Directors of Public Works and Planning and the Fire Chief.

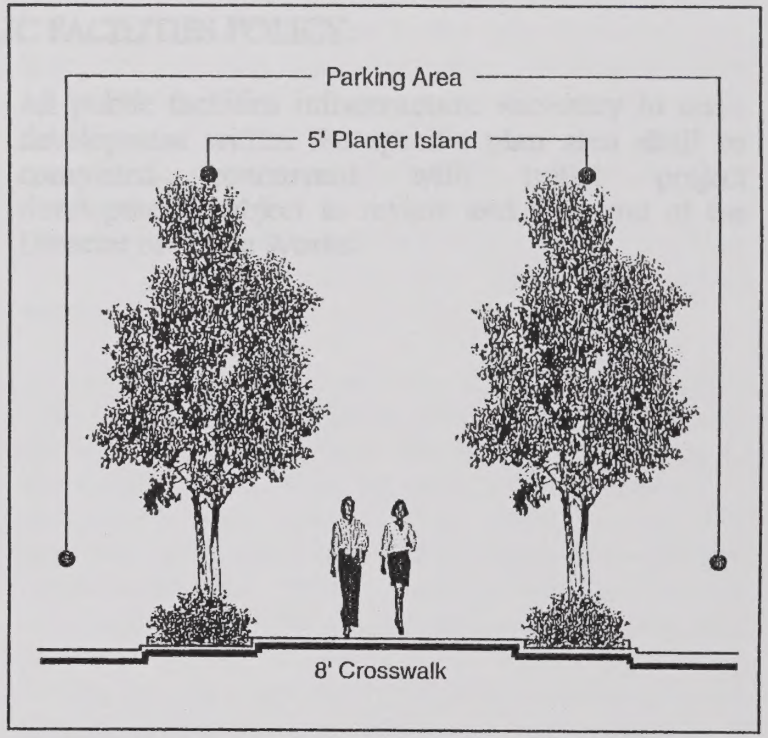
3.3.2 **A new primary access into the project** shall be pursued where the San Diego Freeway on and off ramps intersect with Center Avenue, subject to Cal-Trans, Department of Highways approval and approval of the Directors of Public Works and Planning and the Fire Chief.

3.3.3 **Additional new driveway access points** from the street system adjacent to the project area shall be limited and allowed only when the project size, location or type of use warrants such access, subject to review and approval of the Director of Public Works and Fire Chief. No new driveways along Edinger Avenue or Beach Boulevard will be permitted.

3.3.4 **Deceleration and acceleration lanes** for driveway access points may be required, depending on the location of the proposed access point.

3.3.5 **Shared access facilities** and reciprocal vehicular access to and between individual on-site activities may be requested and/or required by the Director of Planning for adjacent uses and parcels.

3.3.6 **Alternative transportation** forms such as a light rail stop shall be coordinated with Orange County Transportation Authority and pursued by the Crossings at Huntington Beach should a light rail urban transit system be developed in the future. Existing bus stops shall be relocated as needed to conform to pedestrian patterns. New bus turnouts are planned along Edinger Avenue and a new bus stop along Center Avenue.



Pedestrian Walkway Section

3.3.7 **Pedestrian sidewalks** shall be incorporated into the project as a component of the landscape plan. Sidewalks shall be installed throughout the development to facilitate pedestrian access from adjacent developments to the project site. The pedestrian walkway system shall include walkways around the perimeter of the site in the street right-of-way and through the parking lot to the project area.

3.3.8 **Public landscape areas** within the right-of-ways shall require a separate Parkway Landscape Agreement for continued maintenance of the area.

3.3.9 **A traffic impact analysis/traffic signal warrant analysis** shall be required, in association with a development proposal for the site. Future traffic impact analyses may be required due to unanticipated project developments not previously anaylzed. All traffic studies shall be subject to review and approval by the Directors of Planning and Public Works.

3.3.10 **Circulation system improvements** will be master planned to accommodate ultimate buildout of the Specific Plan. However, since the majority of the project is anticipated to be constructed during the initial development stage, all on-site and off-site circulation improvements shall be completed prior to the first occupancy request. Future expansions permitted under the Specific Plan may generate additional circulation improvements as determined by future traffic impact analyses.

3.3.11 **A Delivery and Fire Truck** circulation plan, depicting on site access routes and manuverability, shall be subject to review and approval by the Director of Public Works and the Fire Chief, in association with a development proposal for the site.

3.4 PUBLIC FACILITIES

The Public Facilities section discusses infrastructure, storm drain, sewer, and water facility improvements necessary to serve development within the Specific Plan area.

PUBLIC FACILITIES POLICY:

All public facilities infrastructure necessary to serve development within the specific plan area shall be completed concurrent with initial project development, subject to review and approval of the Director of Public Works.

3.4.1 WATER SYSTEM

Domestic water for the property will be provided by the Public Works Water Division of the City of Huntington Beach.

The Water Division has use of both underground and imported water sources to service the area. The underground supply comes from nine existing wells, and imported water is delivered to the City of Huntington Beach by the Metropolitan Water District (MWD) at three locations. The Specific Plan area is part of the City's Master Plan for Water Service and the ultimate development anticipated will be adequately served by the City's existing systems.

MWD is the major wholesale water purveyor to the City of Huntington Beach which, in turn, is the retail provider to all water users in the City, including the subject property.

The existing center has a looped water system. Water is delivered to the site by the City of Huntington Beach's 12-inch line located in Edinger Avenue and a 12-inch water main on Beach Boulevard.

The proposed modifications to the center will require that a portion of the looped system be reconstructed. The required hydrant flow for fire sprinklers is 4,000 gallons per minute (gpm) at 20 pounds per square inch (psi). The existing and proposed upgraded fire hydrant systems will be required to comply with this standard.

Proposed architectural site changes will be reviewed by the Fire Department for code compliance and may require additional fire hydrant installation. These hydrants (if any) will be connected to the existing or proposed water line loop. The number of hydrants on the system is not relevant to the flow delivered and, therefore, does not affect the system. The required fire suppression sprinkler flow rate is approximately 2,500 gpm. The existing and proposed fire sprinkler systems will be required to meet this standard. It is not anticipated that the proposed modifications to the Crossings at Huntington Beach will require water flow for fire protection above that which the existing system can deliver.

All on-site water improvements will be designed to the City of Huntington Beach water standards. Water system improvements from the public right-of-way to the on-site meter shall be designed for future City acceptance and maintenance. Locations of fire hydrants and apparatuses will be reviewed by the Fire Department and Water Division of the City of Huntington Beach to ensure adequate fire flow and pressure. A final design analysis will be performed during the site engineering stage to properly size the system, determine final alignments, and determine if additional water improvements are necessary. Construction of the redesigned water system shall be completed prior to first occupancy.

3.4.2 SEWER SYSTEM

The City of Huntington Beach is responsible for the review and approval of the collection of wastewater within the project area. The Orange County Sanitation District (OCSD) is responsible for the treatment of wastewater. The City system ultimately is collected by the Sanitation District via their trunk and distribution lines to convey sewage to District Plant #5, located in Fountain Valley, and District Plant #2 in Huntington Beach.

Sewage from the subject property is collected via a private on-site collection system with a singular outfall point at the southwest corner of the site. A 69 inch sanitation district trunk line runs beneath the concrete channel located along the west property line. No changes to this existing connection are anticipated.

An existing on-site private system consists of a series of 4, 6, 8, and 10-inch lines collecting into one 10-inch line which is proposed to connect with the county system referenced above.

Due to the reconfiguration of the development, it will be necessary to remove or abandon-in-place several sanitary sewer lines and replace them.

The existing 10-inch sanitary sewer line exiting the site is adequately sized to carry the anticipated flows from the reconstructed center. However, final design analysis will be performed during the site engineering stage to properly size the system, determine final alignments, and determine if additional sewer improvements are necessary. Construction of new sewer lines shall be completed prior to first occupancy.

3.4.3 STORM DRAINAGE

The City of Huntington Beach and the Orange County Flood Control District are the agencies responsible for the flood control system in the project vicinity. A regional flood control channel exists along the western boundary of the site.

The existing drainage system consists of two main lines, "A" and "B". Secondary line "C" drains a small area westerly of the existing Montgomery Ward store in addition to secondary line "D", and numerous connecting laterals. All lines drain westerly into a City of Huntington Beach Flood Control Channel (Huntington Beach Storm Channel C5-5C2). Drainage area boundaries have been identified based on existing inlets and catch basins.

There is a small drainage area located at the northerly perimeter of the Crossings at Huntington Beach which drains into a small basin located in the northwest corner of the site.

Hydraulic calculations performed on the existing storm drain system revealed that ponding in a 100 year event will be as follows: average depths of 1 foot and a maximum depth of 2.8 feet were determined for the ponding over line "A." Average depths of 9 inches and a maximum depth of 1.4 feet were determined for the ponding over line "B."

The storm drainage discharge rates from the remodeled Crossings at Huntington Beach will remain similar with the exception of the discharge from the enclosed shopping area. This area will now become an open air shopping complex. Drainage areas will be redistributed to reduce ponding throughout the site and may include water storage in underground pipes. As a result, no ponding will occur at any point on site during a 100 year event.

The existing detention pond will be removed and be regraded as an additional parking area.

There will be a need to add various new lines to drain the open air section of the Crossings at Huntington Beach. However, final design analysis will be performed during the site engineering stage to properly size the system, determine final alignments, and determine if additional storm drain improvements are necessary.

Construction of storm drainage improvements shall be completed prior to first occupancy.

3.4.4 WATER QUALITY

Water quality in California is regulated by the U.S. Environmental Protection Agency's (EPA) National Pollution Discharge Elimination System (NPDES), which controls the discharge of pollutants to water bodies from point and non-point sources. A NPDES permit or other EPA review will be required for individual construction projects.

Prior to issuance of any grading permit or demolition permit (including removal of any hazardous materials such as, asbestos) the developer shall submit a "Notice of Intent" (NOI), a Storm Water Pollution Prevention Plan (SWPPP), and any required fees to the State Water Resources Control Board. These documents shall be filed under the terms covered by the State NPDES General Construction permit. The SWPPP shall be on file with the Public Works Department prior to any demolition or removal of hazardous materials.

Through the NPDES Permit process, the City currently requires contributors to non-point runoff pollution to establish Best Management Practices (BMP's) to minimize the potential for pollution. Under this program, the developer is responsible for identification and implementation of a program of BMP's which can include special scheduling of project activities, prohibitions of certain practices, establishment of certain maintenance procedures, and other management practices to prevent or reduce the pollution of downstream waters. Typical elements of such a BMP program would include addressing the use of oil and grease traps, detention basins, vegetation filter strips, and other common techniques in order to preclude discharge of pollutants into local storm drains and channels.

3.4.5 UTILITIES

There are several public utility service providers in the Specific Plan area. Adequate facilities exist for the current service needs of the area, however, additional facilities may be required as additional development occurs.

3.4.6 ELECTRICITY

Electrical service to the area is provided by the Southern California Edison Company. Existing transmission and distribution lines are adequate to service current and potential future needs. Any new or existing overhead utilities (excluding 66kv) shall be undergrounded per the City's undergrounding ordinance (Chapter 17.64 HBMC).

3.4.7 NATURAL GAS

Natural gas service in the Specific Plan area is provided by the Southern California Gas Company. Adequate facilities exist for current and projected future needs. Relocation of existing facilities shall be concurrent with project development.

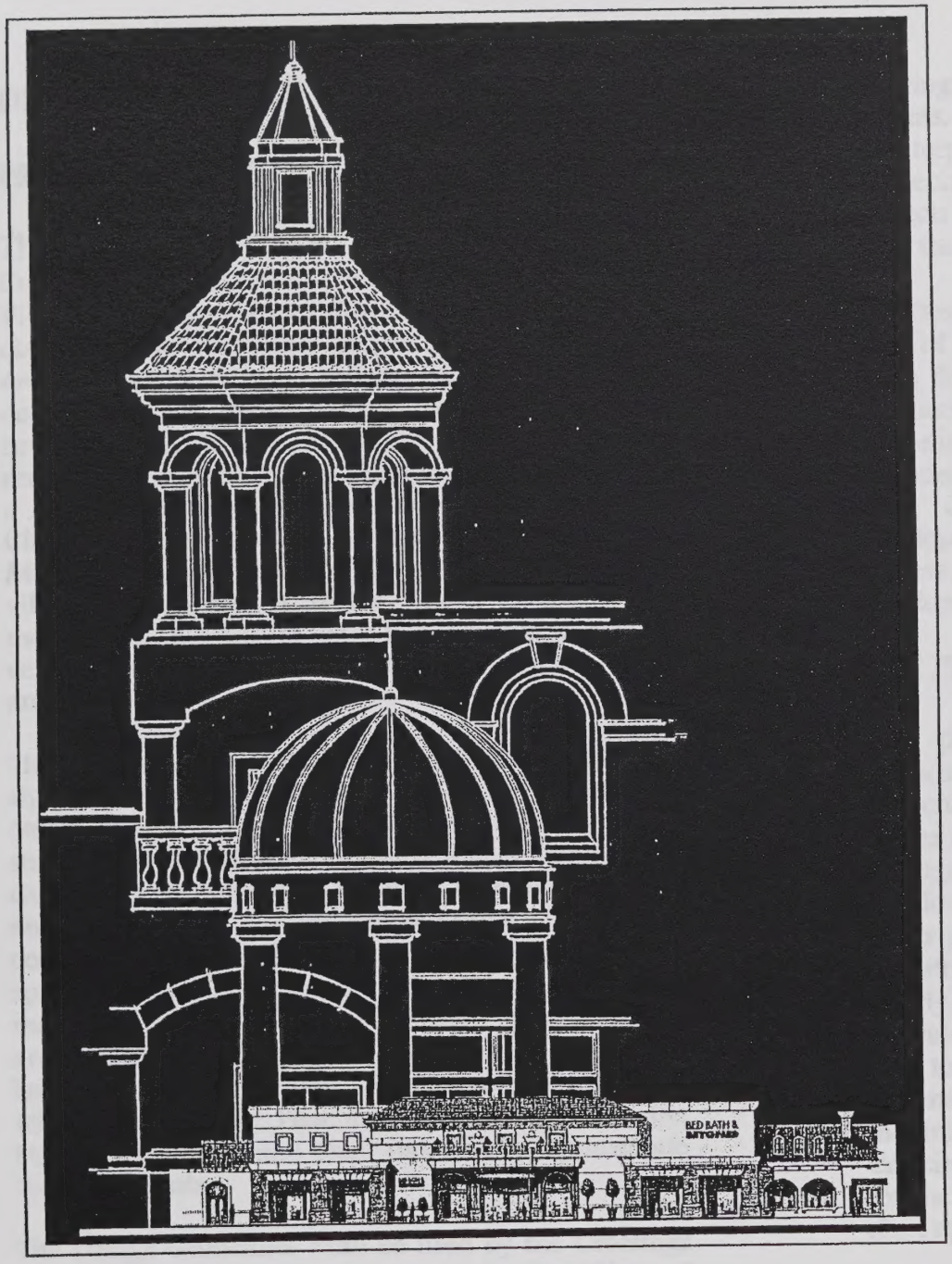
3.4.8 COMMUNICATIONS

Telephone service in the Specific Plan area is provided by General Telephone (GTE). Relocation of existing facilities and new installation shall be concurrent with project development. Provisions for fiber optic communications shall also be included in the overall site planning for the project area and shall be provided prior to the first occupancy request.

Cable television service within Huntington Beach is provided by Time Warner Communications. Installation of new services shall be concurrent with project development.

3.4.8 SOLID WASTE DISPOSAL

Rainbow Disposal Company currently provides solid waste disposal services for the area. Based on service projections and anticipated demand increase, an adequate level of service will be maintained. No solid waste disposal facilities are planned to be located in the Specific Plan area.



Design Guidelines

3.5 DESIGN GUIDELINES

3.5.1 PROJECT AREA CHARACTER

The project character and theme for the Crossings at Huntington Beach is that of the Italian Village. Italian Villages derive their character and classic charm from the ancient Roman and Greek architecture that was infused during the initial construction of these villages. As the years and centuries passed on, additional construction and reconstruction occurred in these villages, adding even a more layered architectural identity. The styles of Classical, Neo-Classical, Baroque Rococo and even Modern and Post Modern Designs influenced these villages over time. It is the intent to utilize this montage of designs to tastefully develop a specific vernacular of architecture that best represents that of an Italian Village.

The Design Guidelines establish the character and style for the development of this retail, dining and entertainment complex with buildings and streetscapes that have a distinctive visual identity. The Guidelines accommodate individual project identities and promote interrelationships between complementary building storefronts and exterior spaces. The major elements of the Design Guidelines include: site planning, overall project/tenant architecture, exterior pedestrian amenities, landscaping, and signage. All development projects within the Specific Plan area shall conform to the Design Guidelines and shall incorporate appropriate theme elements.

The Design Guidelines shall be used by the Crossings at Huntington Beach owner and the City of Huntington Beach as part of the Site Plan Review process. The Design Guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics that still meet the objectives of the Guidelines.

The Design Guidelines shall be used to promote a high level of design quality while at the same time provide some flexibility, necessary to encourage creativity on the part of individual/tenant designers. The Design Guidelines have been prepared to articulate the intended development standards of the Specific Plan. The Guidelines establish a framework for developers/designers of individual projects and design criteria, which the City will use to evaluate proposed developments.

3.5.2 SITE PLANNING GUIDELINES

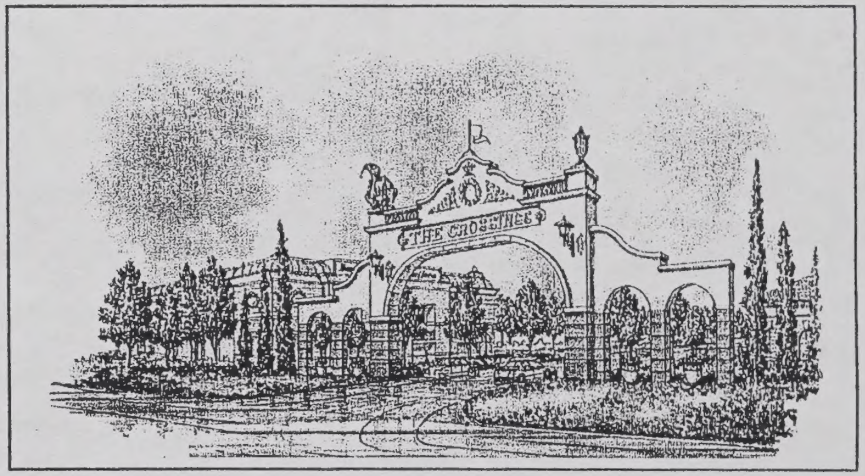
The positive shopping experience begins at landscaped entrances to the site, which lead to convenient and ample parking. The center's open-air spaces of plazas, courtyards and passageways will be arranged in a non-linear pattern. Attention to lighting and low level landscaping shall be given along non-linear passageways and pedestrian walkways to allow pedestrians to see ahead and around the walkways clearly. Additionally, the main plazas will be accented by water features. A pedestrian walkway will connect east to the existing adjacent Village Retail center. Italianate themed graphics add to the continuity of all the linked spaces. To facilitate the development of The Crossings at Huntington Beach into a unique resource for the community the following site planning policies shall apply:

3.5.2.1 **Site layout for** the project shall be designed to route people and vehicles through the site in a clear, identifiable, efficient and effective manner by incorporating unique pedestrian walkways and highlighting main drive aisles with landscaping and specially treated paving.

3.5.2.2 **A minimum of six public open space amenities** shall be provided on site. Of the six total public amenities to be provided, at least two water features and two public art elements are required and shall be incorporated into the common project area. The remaining two public amenities may be located anywhere on site.

3.5.2.3 **Loading and storage areas** facing public streets shall be designed to resemble a facade. The facade shall include architectural details and design elements to ensure integration into the project environment and shall appear as a typical tenant storefront. Loading areas at the rear of the Village Retail center shall be updated with façade improvements and shall be screened from view from the surrounding street system.

3.5.2.4 **Entry drives** shall be a minimum of thirty (30) feet wide, not including landscaped medians. Landscaped medians, a minimum of four (4) feet wide, shall be incorporated into three (3) main entry drives along Edinger for a depth of 100 feet.



Potential Entry Signage

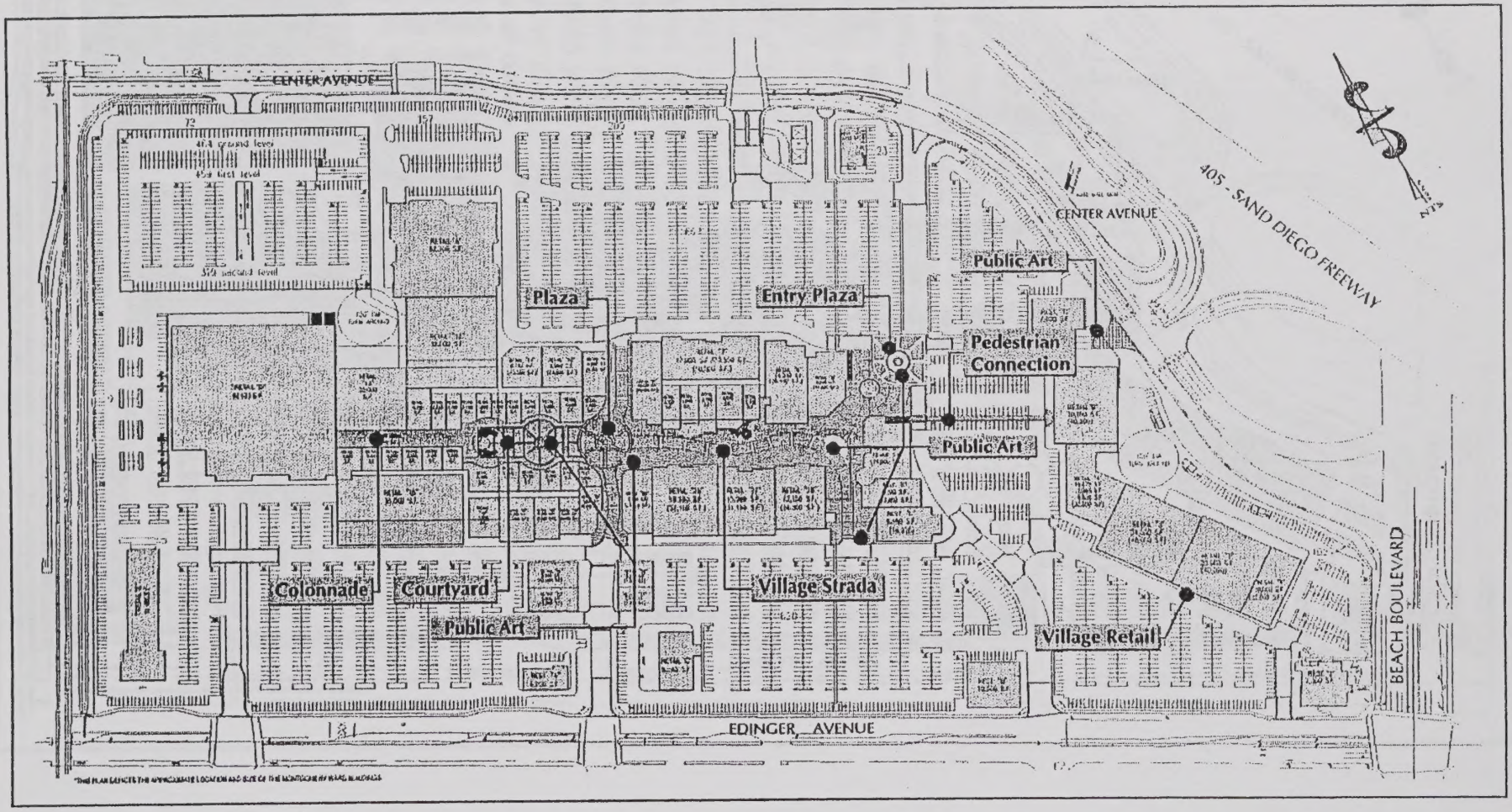
3.5.2.5 **Parking shall be** provided onsite in a manner that is convenient and compatible with the layout and design of the overall project and consistent with the standards in Exhibit 13. Satellite pad buildings are encouraged to provide a minimum setback without parking between the building and the street (see General Plan Policy 10.1.15.c).

3.5.2.6 **Security provisions**, including lighting, building entrance visibility, and drive locations, shall be carefully considered.

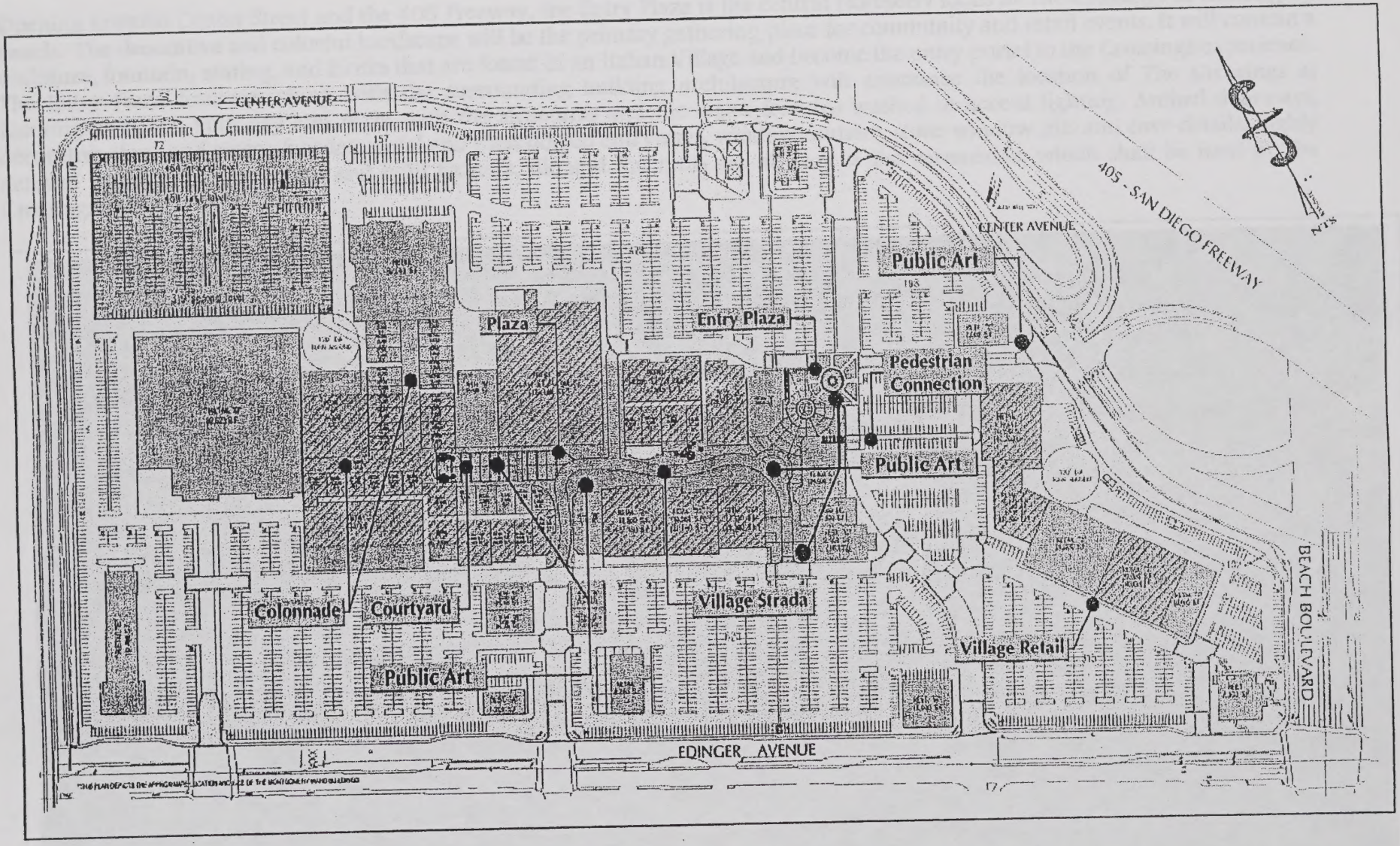
3.5.2.7 **Public Restroom Facilities** shall be designed to minimize the corridor distance leading to public restrooms. The length of the corridor from the mall exterior to the door of the restroom shall not exceed thirty (30) feet. Restrooms shall be designed utilizing a single door to enter into the facility. Stall doors shall have purse hooks installed in both men's and women's restrooms. All hallways leading to the restrooms shall have surveillance cameras installed that shall be tape recorded 24 hours a day.

3.5.3 COMMON AREA GUIDELINES

The Crossings at Huntington Beach is divided into several unique spaces. The Italian Village setting will be carried out through distinctive architectural design elements including towers, domes and arches, cobblestone streets and walks, water features and site amenities that reflect the quaint and harmonious lifestyle of an Italian Village. A wide color palette with contrasting accent elements will create a lively exciting experience for visitors to the Crossings at Huntington Beach. (See section 4.5.3).



Common Area Locations
Exhibit 6A



Common Area Locations

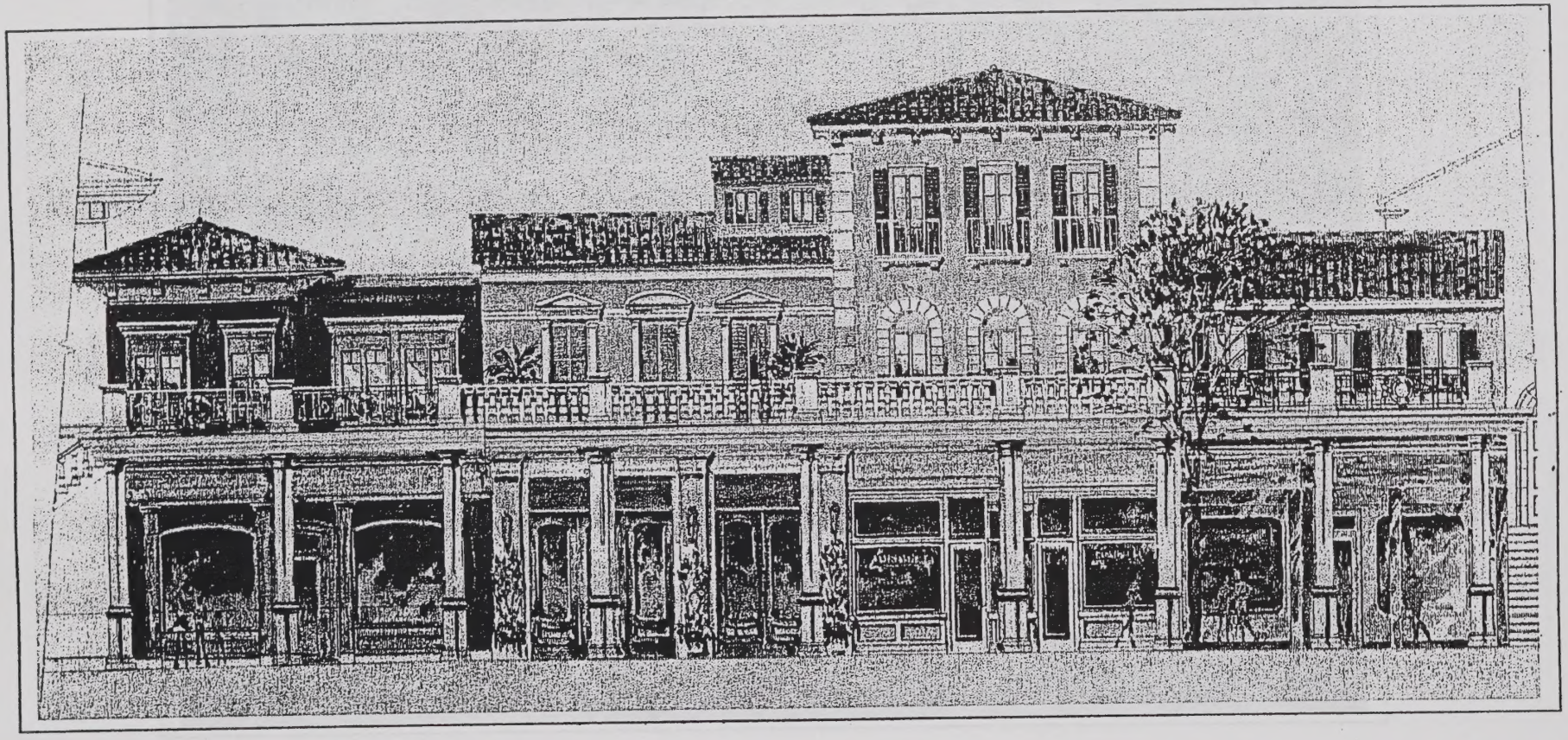
Exhibit 6B

THE ENTRY PLAZA

Opening towards Center Street and the 405 Freeway, the Entry Plaza is the central Northerly focus of The Crossings at Huntington Beach. The decorative and colorful hardscape will be the primary gathering place for community and retail events. It will contain a sculpture, fountain, seating, and kiosks that are found in an Italian Village and become the entry portal to the Crossings experience. The Entry Plaza fountain along with the surrounding building architecture will announce the location of The Crossings at Huntington Beach both day and night with the structures and the water features washed in accent lighting. Arched doorways, decorative stone and stucco facades, metal and glass domed entryways, window shutters, stone window sills and eave details, highly detailed wrought iron banisters and light fixtures, tile and flat roofs are all part of the vernacular, which shall be used in The Crossings at Huntington Beach.

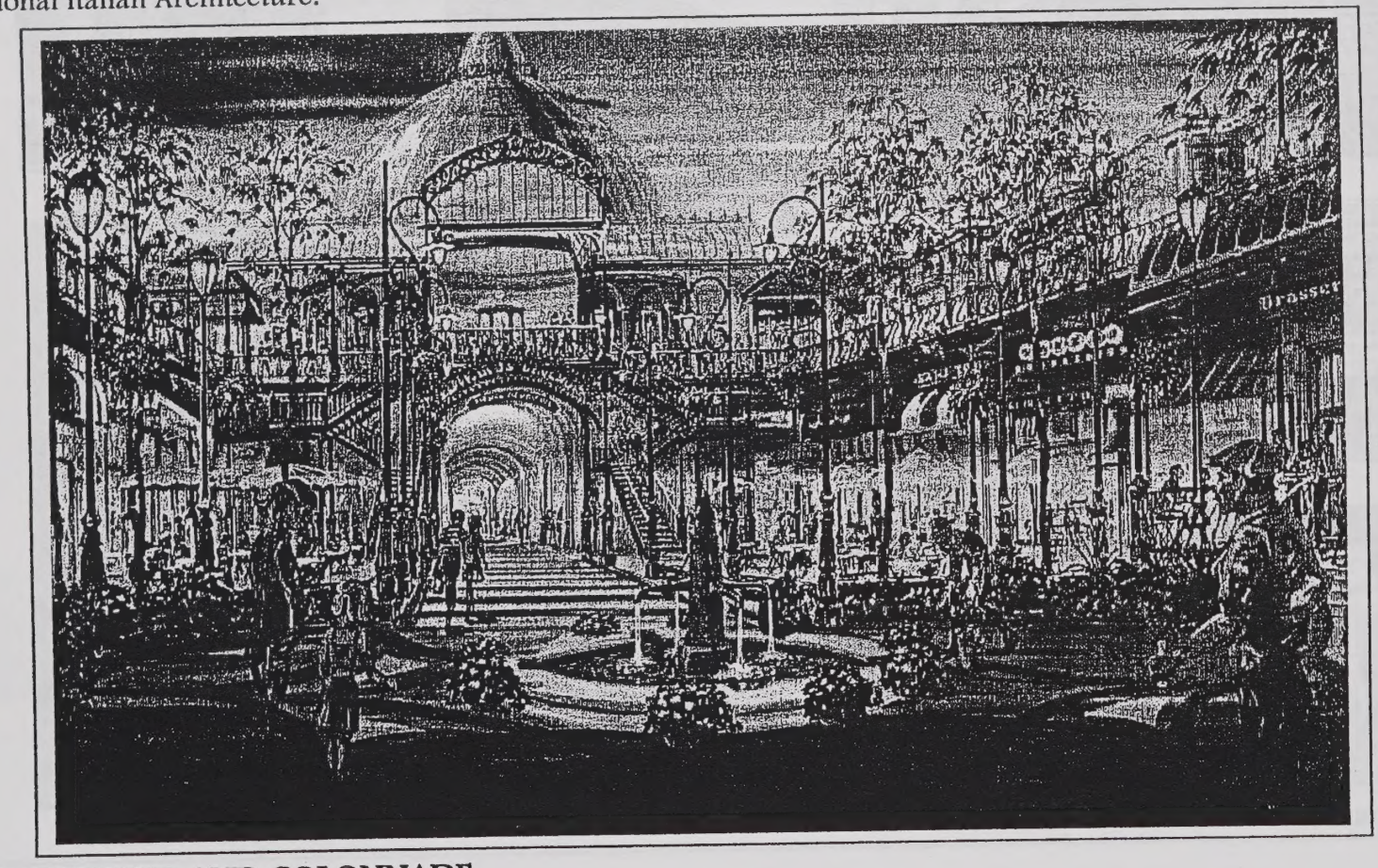
THE VILLAGE STRADA

Acting as the "Main Street" of The Crossings at Huntington Beach, the Village Strada will have pockets of landscaping, outdoor dining tables, children's play areas, and seating for a respite from a long day of shopping. The buildings will have varying architectural style, while still complementing and not contrasting with each other. The intent of the Village Strada is to insert modern uses in old buildings as is done in an authentic Italian Village.



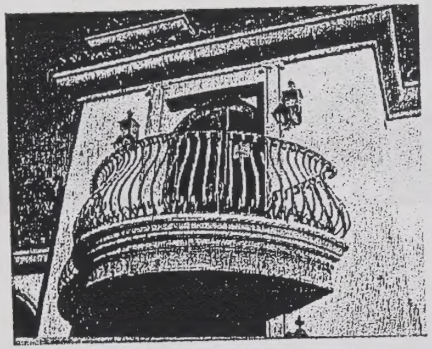
THE PLAZA

The Plaza (or Town Square) is the center of the Italian Village. It creates the foreground for the theater entry and is the central pedestrian access from the Strada, and the South and North passages into the Villages. Accented by cobble streets, water features and the arched entry and dome of the theater, the Plaza is the hub of the Village. Major design concepts were developed by great Italian Architects such as Brunelleschi, Bramante, and Alberti that are evident in the Crossings at Huntington Beach. The theater dome, arched windows, doorways, and passageways, and decorative stone windows, corner and eave moldings are prime examples of traditional Italian Architecture.

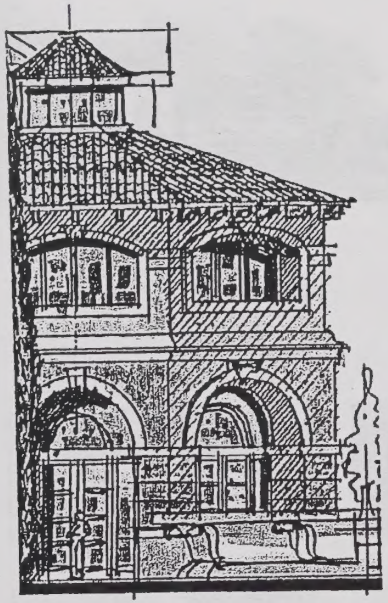


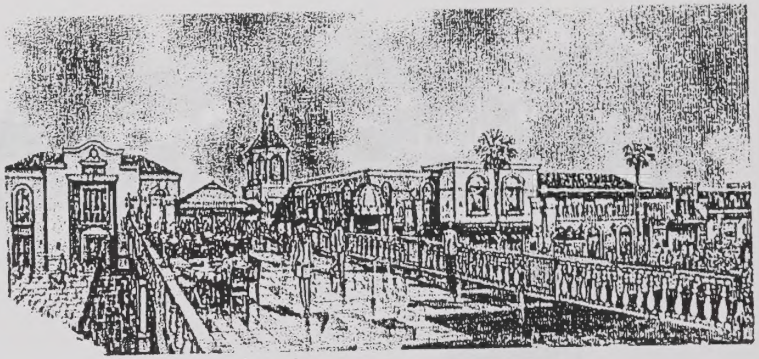
THE COURTYARD AND COLONNADE

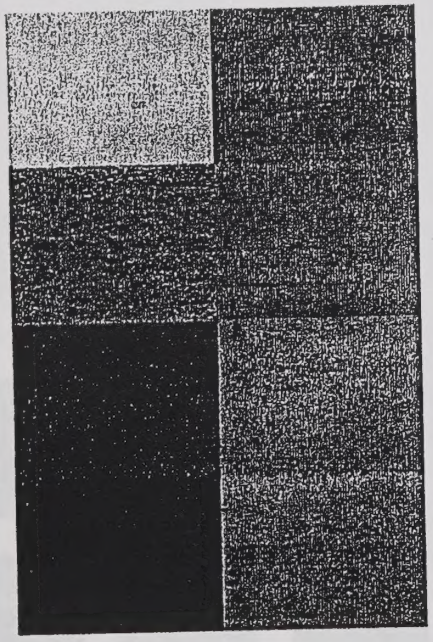
Once past the arched entry to the theater, the Courtyard expands to provide smaller shops and merchants along with kiosks and the queuing area for the theater. Beyond the domed theater entry is the entrance to the Colonnade, which continues the retail experience for the visitor. The continuation of the Italian Village theme will follow throughout the Courtyard and Colonnade with alleys of trees, intimate dining and seating areas, and an architectural flare reminiscent of old Florence.



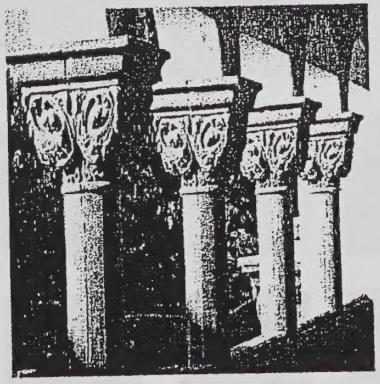
Cornice/Metal Handrail



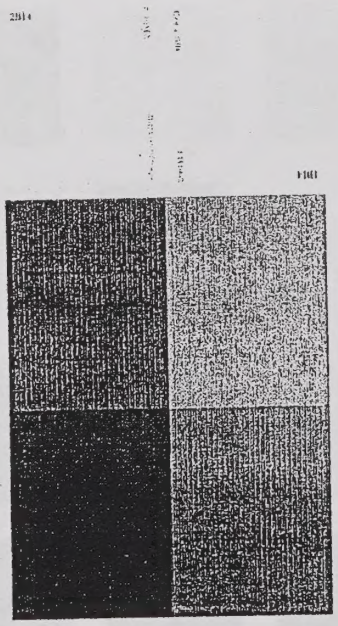




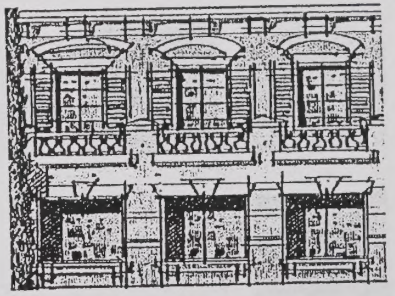
Concrete Paver Colors

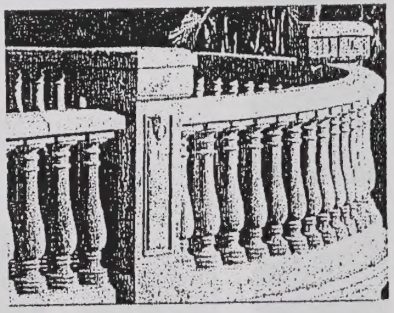


Columns



Paint Colors

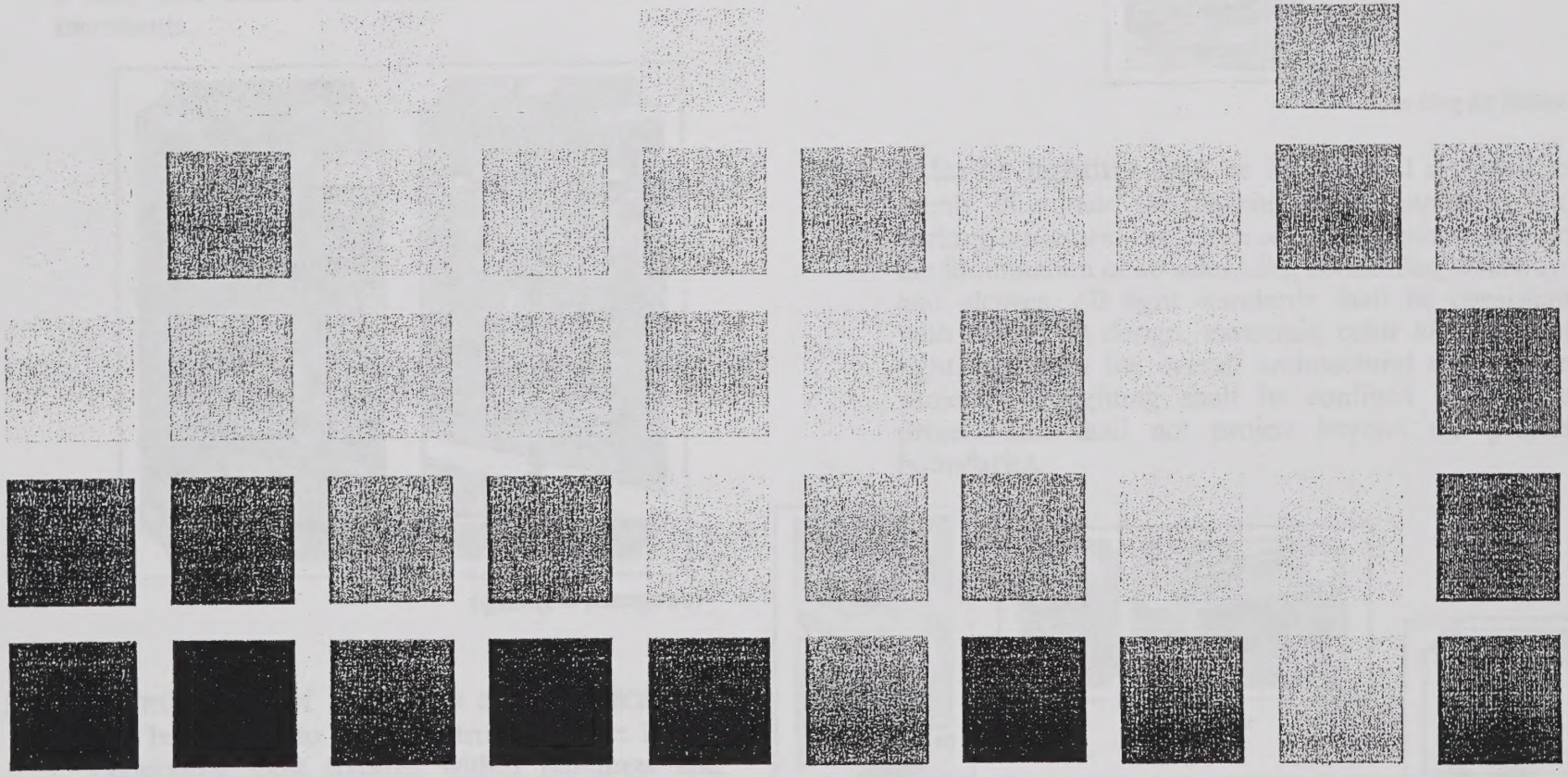




Baluster

Color and Materials of Common Areas

Exhibit 9

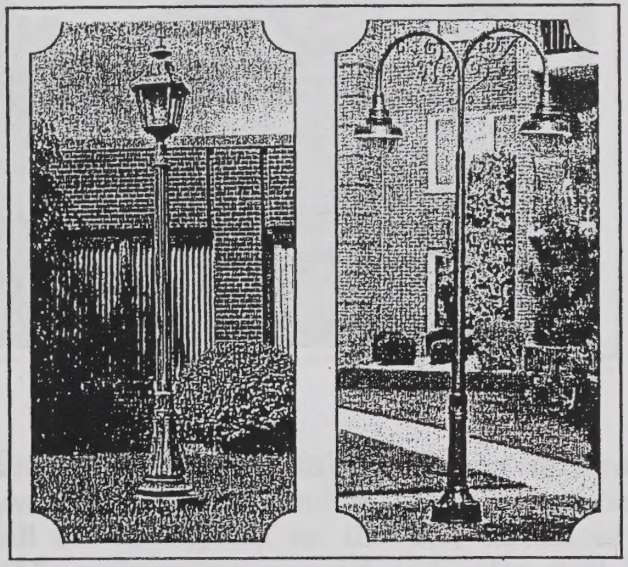


Color and Materials of Common Areas

Exhibit 7

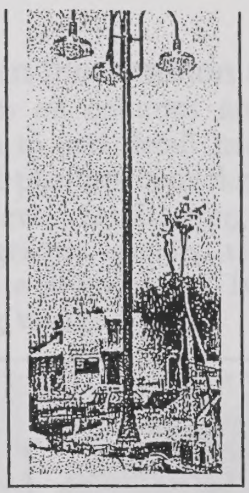
COMMON AREA POLICIES:

3.5.3.1 **Common Area Lighting** will create a strong, attractive night identity for the project. Selected elements will be highlighted with illumination. These elements are selected for their ability to enhance the dimension and add character to the building architecture, to promote the appropriate degree of prestige to the project, as well as to provide a safe and secure environment for visitors and merchants.



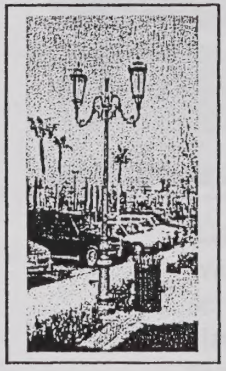
Lighting at passageway

3.5.3.2 **Illumination of buildings and landscaping** will be indirect to create a strong positive image. Concealing light fixtures within buildings and landscaping can highlight attractive features. Use of a variety of lighting levels at entries, plazas, parking lots, and other areas where evening activity is expected, will create an exciting night time environment.



Parking lot fixture

3.5.3.3 **Exterior lighting** shall be located and designed to evenly illuminate the parking areas, including the parking structure. Particular attention shall be paid to the illumination of all sidewalks, connecting walkways and alcoves. All light standards shall be consistent with respect to design, materials, color and color of light, and with the overall architectural style of the project. All lighting shall be confined within the project and shall not project beyond the project boundaries.

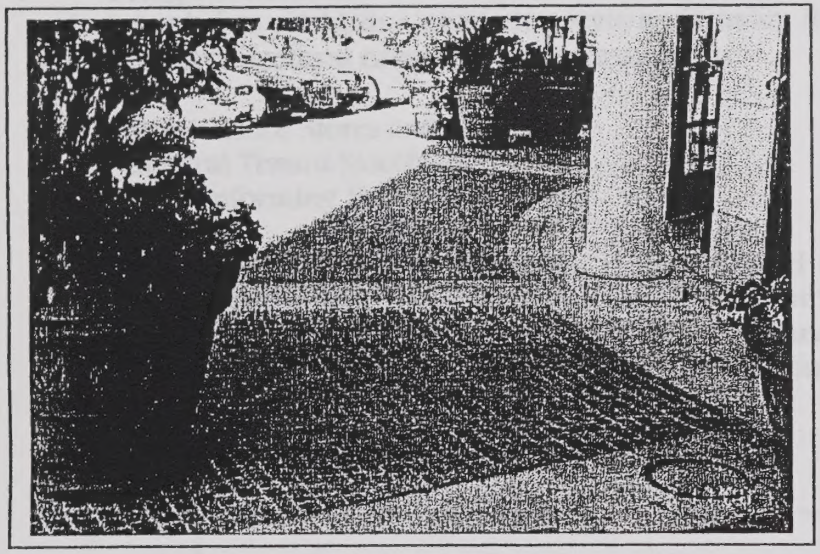


Walkway fixture

Stair fixture

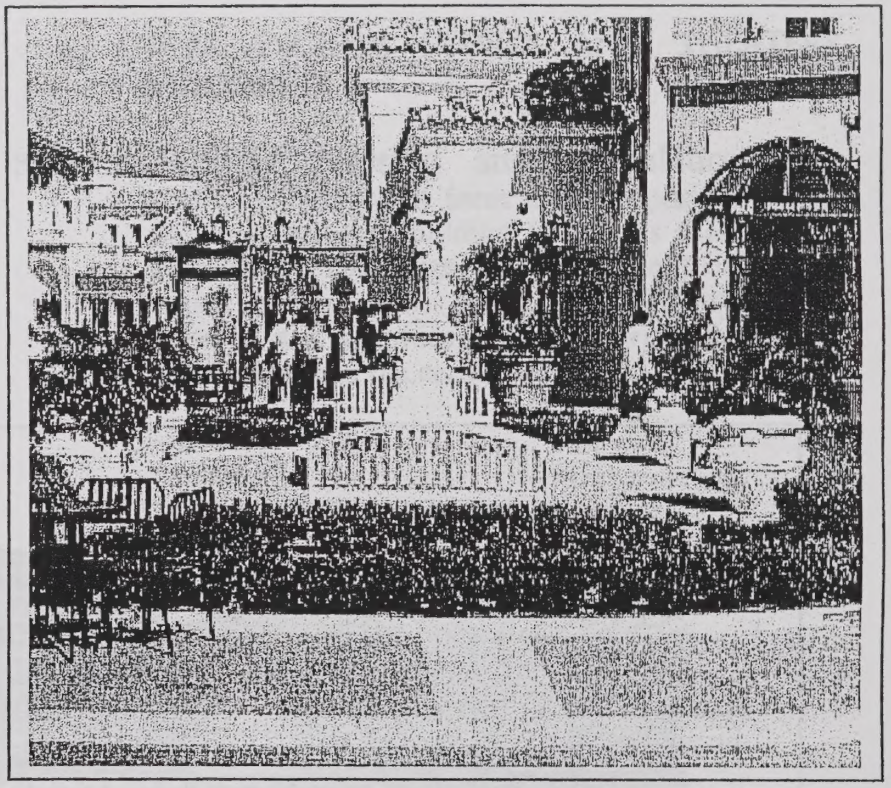
Accent fixture

3.5.3.4 **Hardscape in the common areas** will consist of non grid-like patterns, which recall the historical cobble stone walks and streets of an Italian Village. Water elements shall be creatively incorporated to provide visual delight and interest.



3.5.3.5 **Mechanical equipment** shall be screened from view from the surrounding public streets and shall not be exposed on the wall surface of a building. Screening material and color shall be compatible with the overall building design and colors. Backflow devices, electrical transformers and other mechanical equipment, located on grade, shall not be located within the front or streetside setbacks, and shall be screened from public view or undergrounded.

3.5.3.6 **Landscaping in the common area** will consist of espaliered vines on columns and trellis elements, potted planters to add detail near storefronts, and large and small planting beds throughout the plazas and passageways. Landscaping may consist of groundcover, grasses, shrubs, vines and trees and shall constitute a minimum of 10% of the common area (excluding Village Retail).



3.5.3.7 **Trash enclosures** shall be concealed with screen walls and ornamental gates. Loading docks shall be screened from view from the surrounding public streets through the use of architecturally detailed façade building walls. The facades shall be integrated into the overall architecture of the project. Landscaping screening shall be provided where possible.

3.5.4 ARCHITECTURAL GUIDELINES

Many of the elements of the Crossings at Huntington Beach architecture reflect that of an Italian Village living environment. The Architectural Guidelines are intended to establish a character, style and quality for each architectural category. The categories are:

- New Anchor Stores and Theaters
- General Tenant Storefronts
- Nonconforming Buildings and Uses

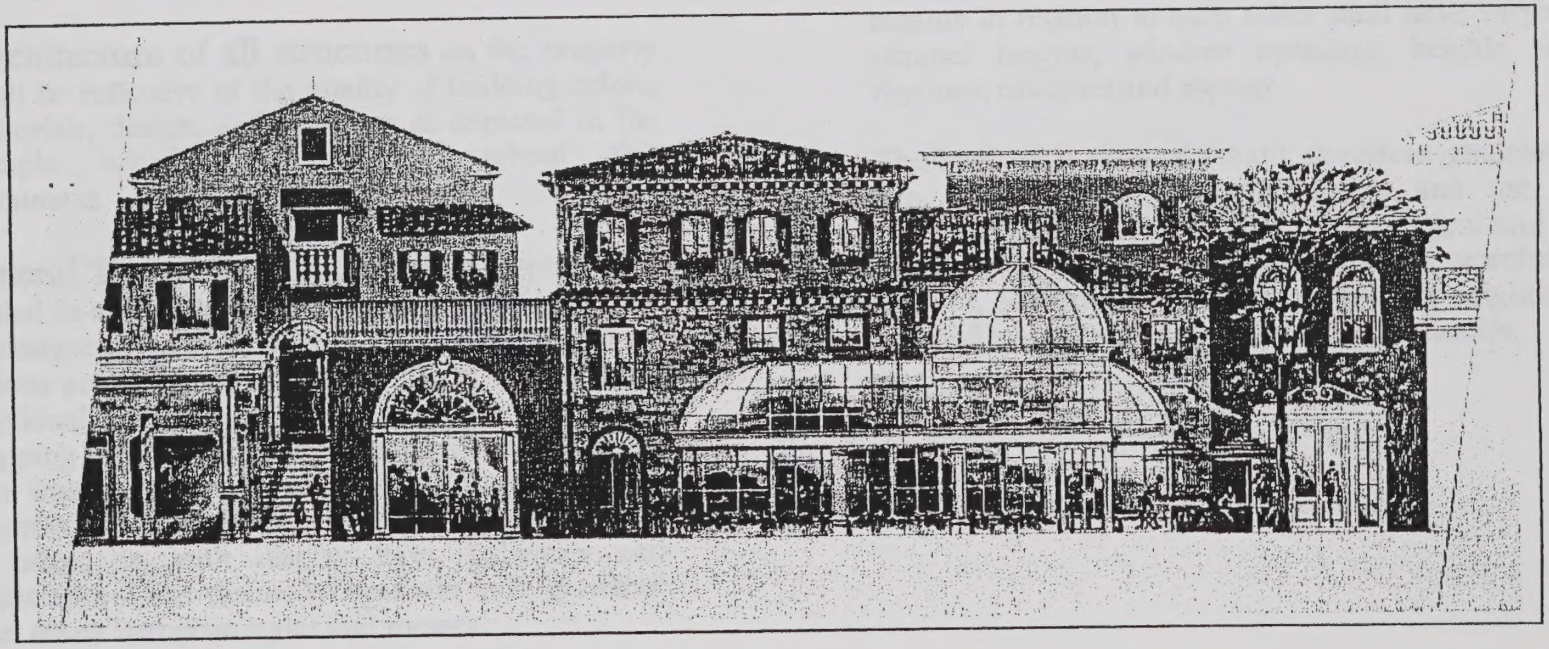
The description of these guidelines is not intended to discourage individual innovation and creativity, but to simply provide a framework within which an overall sense of place will be reinforced. Building design shall comply with the following architectural policies.

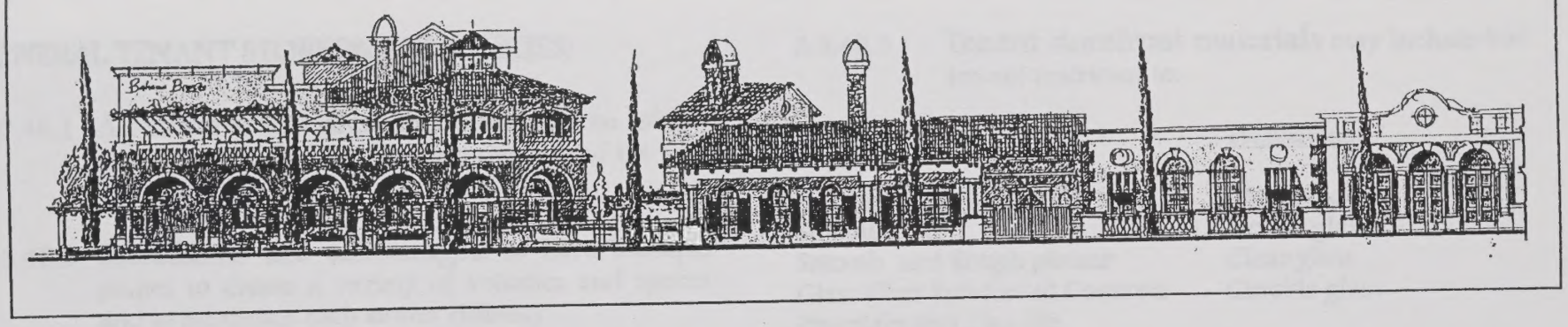
3.5.4A New Stores and Theaters

Implementation of the Specific Plan will generate construction of numerous new in-line retail and anchor stores and will likely include a multi-screen movie theater. Design and site layout of any newly proposed structures shall comply with the following policies.

NEW ANCHOR STORES AND THEATERS POLICIES:

3.5.4A.1 **Building massing and articulation** shall possess a balance in form and composition; large flat unarticulated building elevations shall not be permitted. The large planes of the theater and major tenant walls should be enhanced with patterns and graphics consistent with the overall design theme of the center.





View of North elevation

3.5.4A.2 **Building entries** shall have a clearly defined primary pedestrian entry.

3.5.4A.3 **Building materials and colors** shall be guided by, but not restricted by, the approved Common Area palette.

3.5.4A.4 **Architecture of all structures** on the property shall be reflective of the quality of building colors, materials, design, and presence as depicted in the sample artist's renderings throughout this document.

3.5.4B **General Tenant Storefronts** will conceptually be treated as an Italian Village. Tenant storefronts may be designed choosing from a design vernacular of various architectural elements. Then, linking each individual tenant storefront to another creates a shopping experience of boutiques and shops similar to a walking street in an Italian Village. Arches, columns, tower elements, domes and canopies shall be mixed in with display bays, balconies and balustrades for a distinctly up-scale look garnered from many European styles and themes.

There are two basic types of General Tenant Storefronts: Storefronts facing the 'exterior' toward Edinger Avenue and Center Avenue, and storefronts facing the 'interior' toward the Common Areas. Both storefront types may be one or two levels.

To achieve this Italian Village concept, general tenants in relation to each other shall have varying parapet heights, window openings, heights and rhythms, canopies and signage.

The basic objectives of tenant storefront guidelines are to ensure high quality design and use of materials consistent with that of the project and to produce a variety of three-dimensional storefront designs, each uniquely different from its neighbors but tied together with common theme materials.

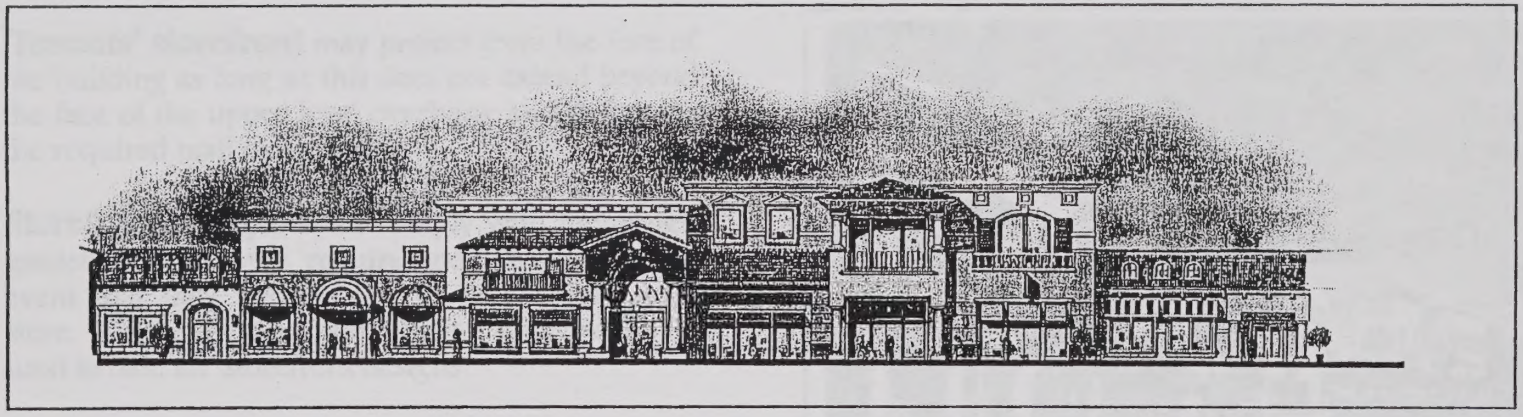
GENERAL TENANT STOREFRONT POLICIES:

3.5.4B.1 **All storefront designs** and plans shall be subject to the approval of the property owner and the City of Huntington Beach.

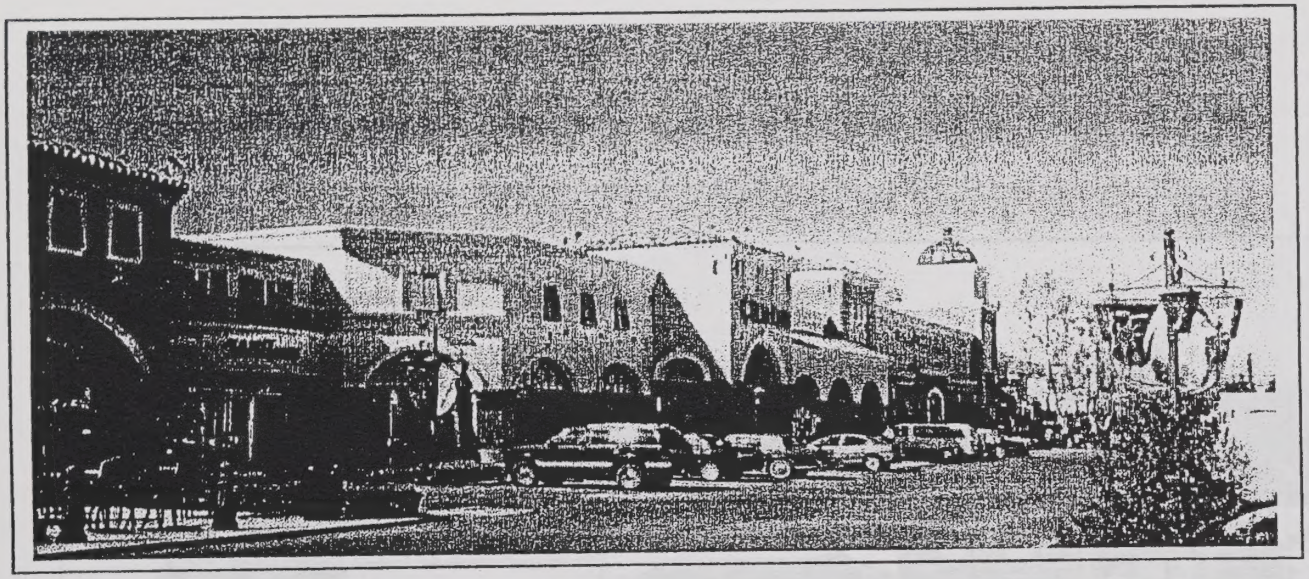
3.5.4B.2 **Storefronts are encouraged** to have multiple planes to create a variety of volumes and spaces and to maximize each store's visibility.

3.5.4B.3 **Tenant storefront materials** may include but are not restricted to:

Opaque:	Translucent:
Polished metals	Glass block
Smooth brick	Etched glass
Smooth and Rough plaster	Clear glass
Glass Fiber Reinforced Concrete	Crackle glass
Porcelain and Clay tile	
Metal grillwork	
Painted or Stained wood	
Glazed ceramic tile	
Smooth, Rough or polished stone	
Powder coated or anodized metal	
Cast concrete or plaster (i.e. columns, cornices)	



Elevation of typical storefronts showing varying heights, window rhythms and heights and canopies.



Examples of streetfront collection concepts

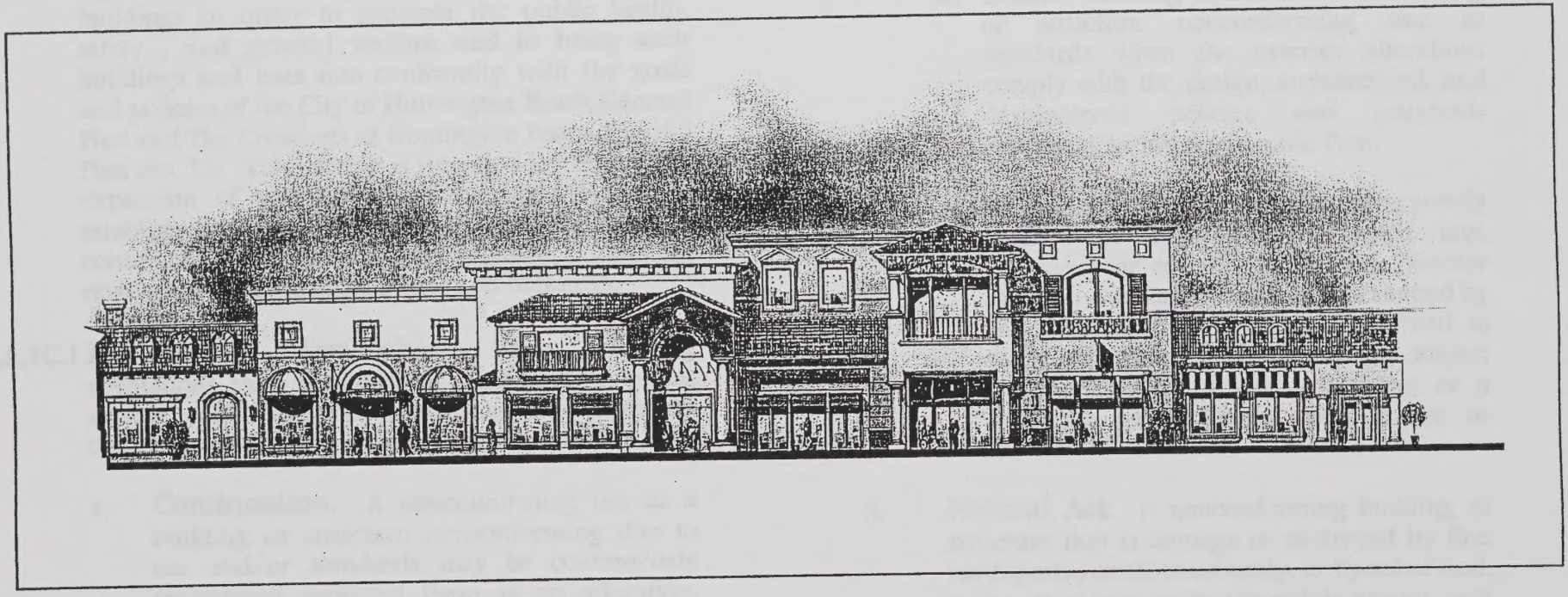
3.5.4B.4 **Tenants' storefront** may project from the face of the building as long as this does not extend beyond the face of the upper level overhang and maintains the required mall clearances.

3.5.4B.5 **Storefront designs** shall comply with the design guidelines and may require modification in the event that they are too similar to a neighboring store. Themes evident in the Italian Village shall be used to base all storefront designs

3.5.4B.6 **Tenants are encouraged** to vertically extend their facade design from leaseline to leaseline and from slab to top of parapet or bottom of upper floor above.

3.5.4B.7 **Tenants are encouraged** to have awnings or canopies at their storefronts.

Examples of awning use



Typical Tenant Storefronts

Exhibit 8

3.5.4C Nonconforming Buildings and Uses

Purpose – It is the intent of these regulations to provide for the termination of nonconforming uses and the remodel/ renovation of nonconforming buildings in order to promote the public health, safety , and general welfare and to bring such buildings and uses into conformity with the goals and policies of the City of Huntington Beach General Plan and The Crossings at Huntington Beach Specific Plan No. 13. This section is intended to prevent the expansion of nonconforming uses and buildings, establish the circumstances under which they may be continued and provide for the removal, correction, remodel, or change of such uses and buildings.

3.5.4C.1 **Regulations Applicable.** The following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use and/or standards as specified herein:

1. **Continuation.** A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement, or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in this Section.

2. **Additions to** a Nonconforming Use, Building, or Structure. This section does not authorize the extension, expansion, or enlargement of the area of land or the area within a building or structure devoted to a nonconforming use, or the alteration, enlargement of or addition to a building or structure nonconforming due to use and/or standards, or permit the addition of land, buildings or structures used in conjunction with a nonconforming use or a building or structure nonconforming due to use and/or standards, except:

   a. Exterior building alterations to a building or structure nonconforming due to standards when the exterior alterations comply with the design, architectural, and development policies and standards contained within the Specific Plan.

   b. To the extent required by a subsequently enacted or subsequently adopted law, ordinance or regulation, and the Director so finds. Such additions as are permitted by the subsection shall not be construed to extend the termination date of the subject nonconforming use, or a building or a structure nonconforming due to use or standards.

3. **Natural Act.** A nonconforming building or structure that is damage or destroyed by fire, earthquake, or other calamity, or by act of God, or by act of war, or by the public enemy, may be re-constructed provided that each of the following conditions is met:

   a. Such re-construction is permitted by the Uniform Building Code.

   b. Re-construction is commenced within one year of the date of damage, unless otherwise allowed by the Planning Commission, and be pursued diligently to completion.

3.5.4C.2 **Termination Conditions and Time Limits** The following regulations shall apply to all nonconforming uses and buildings and structures nonconforming due to use, and to buildings and structures nonconforming due to standards as specified in this section.

1. **Termination by Discontinuance.** Discontinuance of a nonconforming use or of the use of a building or structure nonconforming due to use and/or standards as indicated herein shall immediately terminate the right to operate or use such nonconforming use, building or structure, except when extended as otherwise provided in this Section:

   a. Changing a nonconforming use to a conforming use;

   b. Removal of a building or structure nonconforming due to use and/or standards; or

   c. Discontinuance of a nonconforming use or use of a building or structure nonconforming due to use and/or standards as indicated herein for a consecutive period of one or more years.

2. **Termination by Operation of Law.** Nonconforming uses and buildings or structures nonconforming due to use, shall be discontinued and removed from their sites within the time specified in this section, except when extended or revoked as otherwise provided in this section. Buildings or structures nonconforming due to standards enumerated in this Specific Plan, shall be remodeled and renovated to comply with the standards enumerated in this Specific Plan within the time frame specified in this section, except when extended or revoked as otherwise provided in this section.

   In the case of nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Specific Plan:

   a. Where a nonconforming use is carried on in a conforming structure – three years from the date of adoption of the Specific Plan.

   b. Where a nonconforming use is carried on in a nonconforming structure due to standards enumerated in this Specific Plan – three years from the date of adoption of the Specific Plan.

   c. Where a conforming use is carried on in a nonconforming structure due to standards enumerated in this Specific Plan – three years from the date of adoption of the Specific Plan.

3.5.4C.3 **Review of Amortization Schedule or Substitution of Use**

1. **Request for Review** – An application may be filed with the Planning Commission requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be dicontinued and

removed from its site or remodeled and renovated as specified in Section 3.4.5C.

The Planning Commission may accept such filing either before or after the date of expiration of such nonconforming use, building or structure.

2. **Application and Procedure** – Except as specifically provided in this section, the application and all procedures relative to notification, public hearing and appeals shall be the same as for a conditional use permit.

3. **Burden of Proof** – In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Planning Commission the following facts:

   a. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or

   b. That such use, building or structure does not now and will not during the extension period requested:

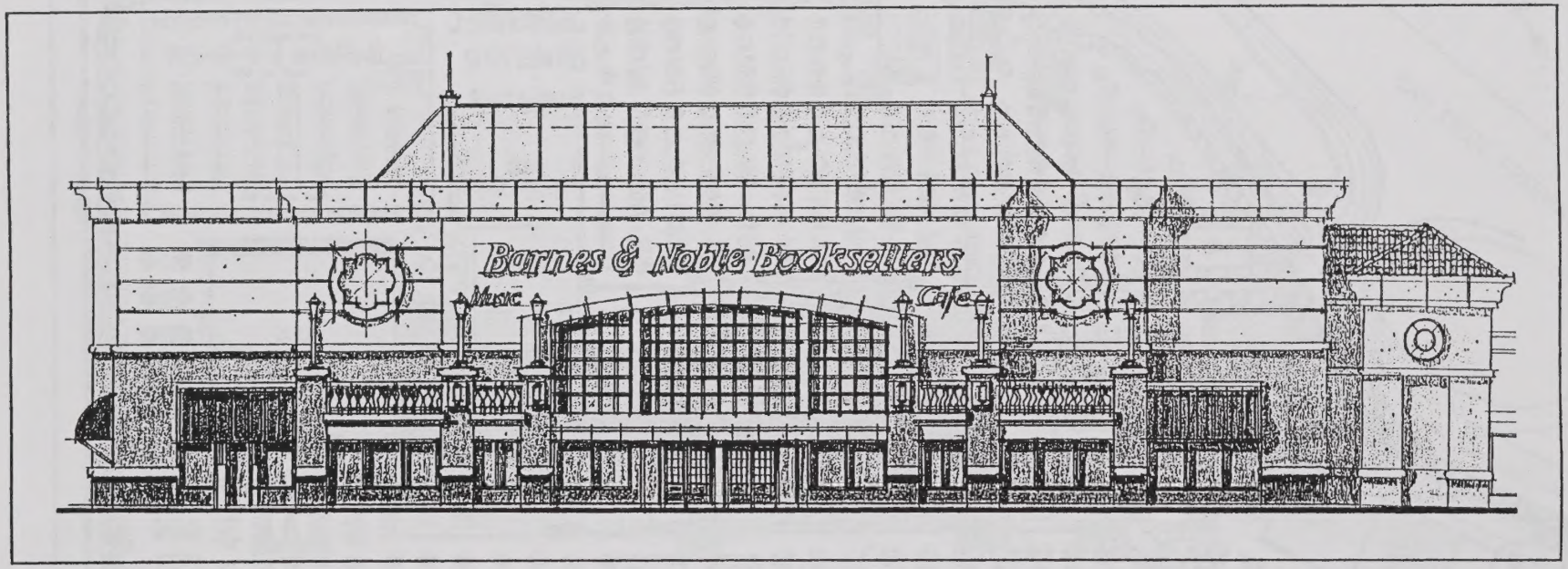
      1. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, and,

      2. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, and,

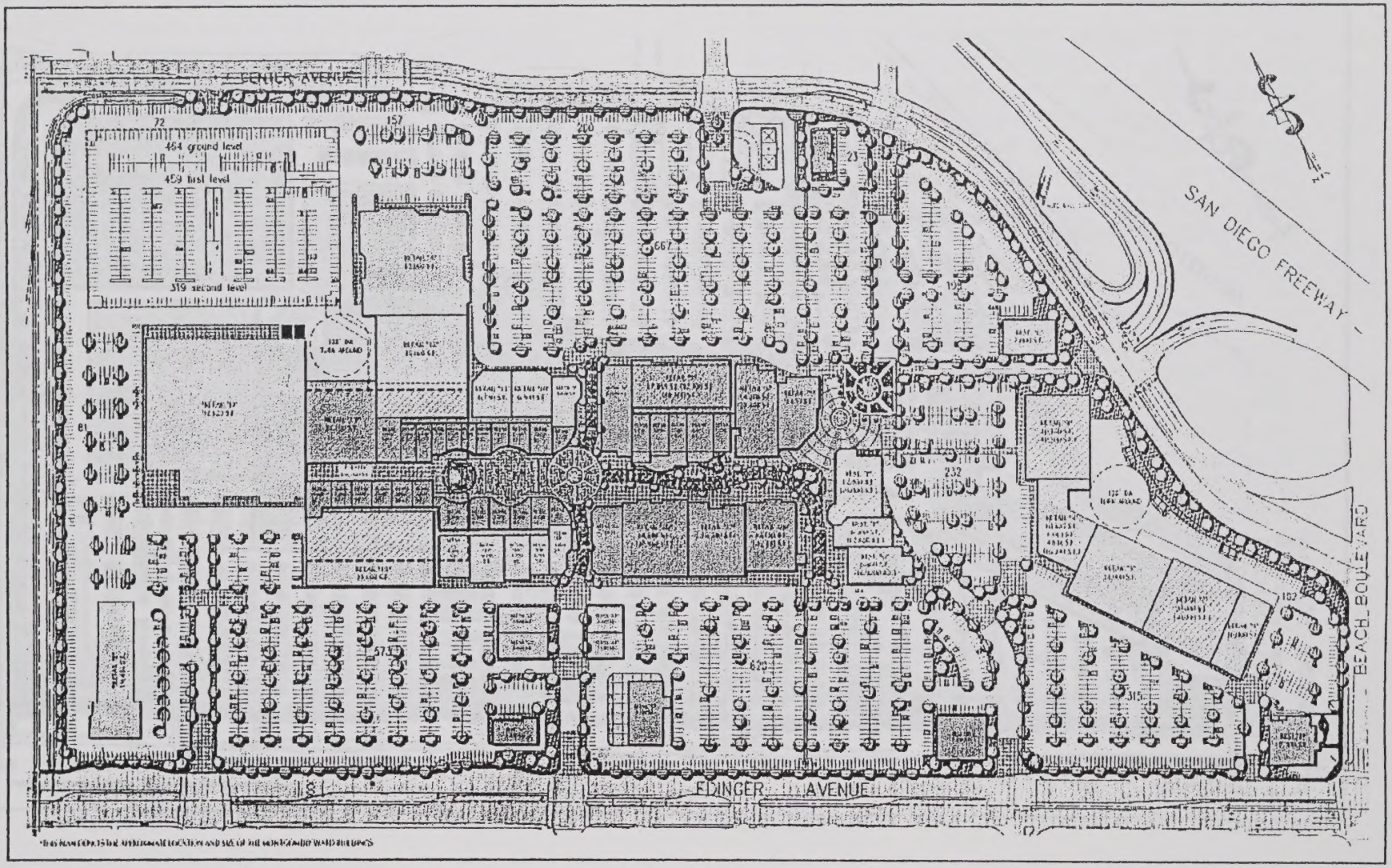
      3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

4. **Findings and Decision** – The Director of Planning shall recommend and the Planning Commission shall approve an application for a nonconforming use, building or structure review, provided the burden of proof set forth above has been met by the applicant.

5. **Conditions** – The Planning Commission, in approving an application for a nonconforming use and structure review may impose conditions it deems necessary to insure that the approval will be in accord with the findings required. Conditions imposed by the Planning Commission may involve any pertinent factors affecting the establishment, operation, and maintenance of the uses, buildings or structures requested.

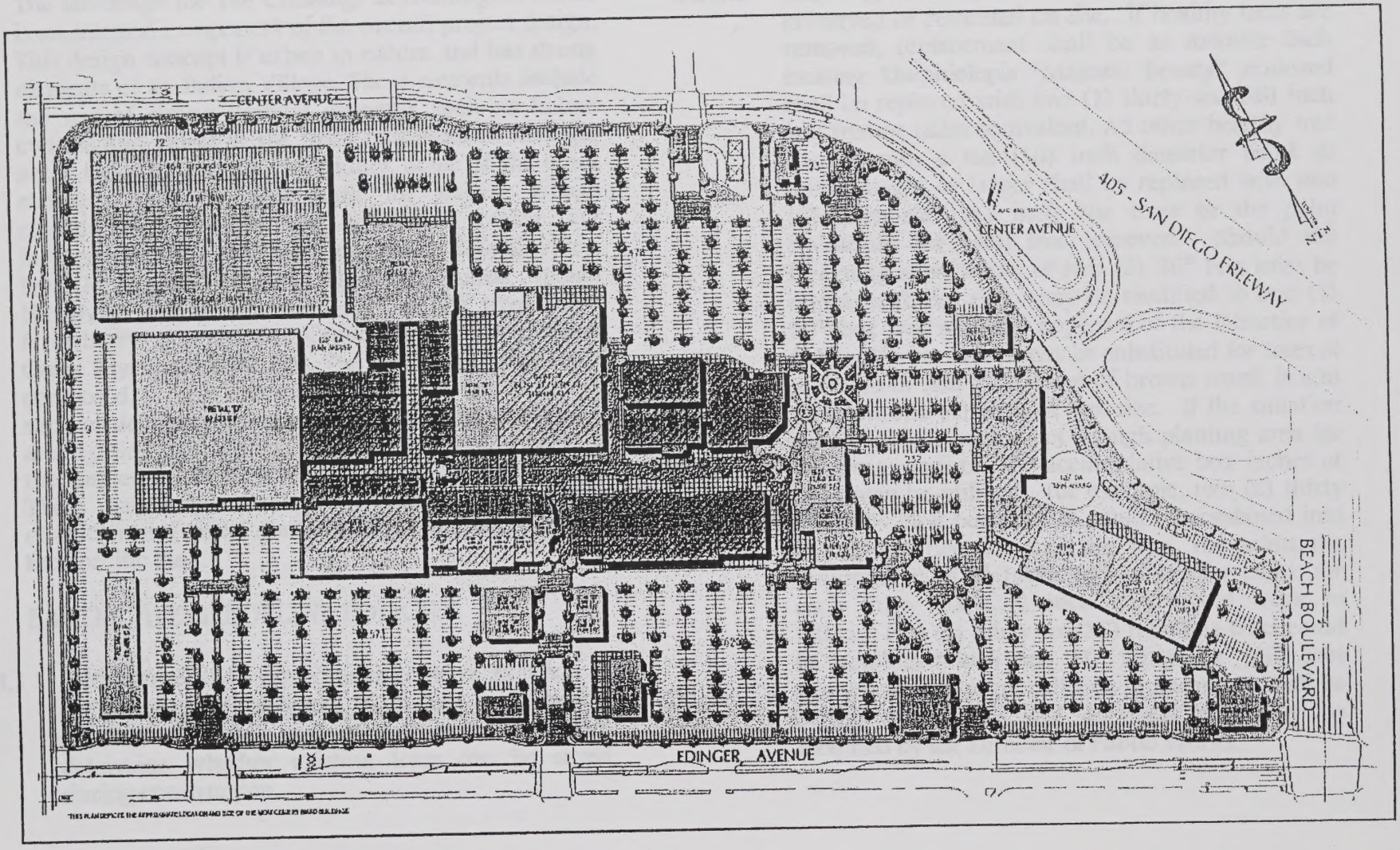


Conceptual Façade Improvement for Village Retail



Landscape Concept Plan

Exhibit 9A



Landscape Concept Plan

Exhibit 9B

3.5.5 LANDSCAPE GUIDELINES

The landscape for The Crossings at Huntington Beach is an integral component of the overall project design. This design concept is urban in nature and has strong elements of an Italian Village. These elements include the use of strong vertical elements such as Italian cypress and Palms at the main entrances in strategic areas for emphasis and continuity. Some of the other elements that fit well with an Italian Village environment include the following which are indigenous to the California coast. i.e.: Bougainvillea, Ivy Geraniums, Hibiscus, Lupine, Azalea, Indian Hawthorn and tree varieties such as Silk tree, Alder, Strawberry tree, Deodar Cedar, Carob, Carrotwood, Crepe Myrtle and the like. The Landscape Concept is composed of these elements as well as other elements, such as decorative paving, water features, public art, and lighting which are complementary to and assist in the implementation of an integral landscape design. These Landscape Guidelines establish the design character and visual qualities for development within the Specific Plan.

LANDSCAPE GUIDELINE POLICIES:

3.5.5.1 **Site layout** shall respect and preserve as much of the existing site features, including trees where possible. A professional consulting arborist shall determine whether existing trees can be saved during construction.

3.5.5.2 **Existing healthy trees**, where feasible, shall be preserved or relocated on site. If healthy trees are removed, replacement shall be as follows: Each existing Rhaphiolepis "Majestic Beauty" removed shall be replaced with one (1) thirty-six (36) inch box tree or palm equivalent. All other healthy tree species with a ten (10) inch diameter trunk at breast hieght or larger shall be replaced with two (2) thirty-six (36) inch box trees or the palm equivalent for each tree removed. Should the foregoing substitution of two (2) 36" box trees be impractical, the ratio may be modified to one (1) 36" box tree with the approval of the Directior of Public Works. Palms may be substituted for trees at the ratio of half (1/2) foot of brown trunk height for each one (1) inch of box size. If the situation occurs where there is not enough planting area for the trees required, the accumulative box inches of trees may be utilized, For example, two (2) thirty six (36) inch boxed trees could be combined into one seventy two (72) inch box tree. For palms, the requirement of eighteen feet of brown trunk for each thirty six (36) inch tree would work as follows: two (2) thirty six (36) inch box trees could be combined into one (1) thirty six (36) foot (brown trunk) palm. All tree replacement shall be subject to review and approval and may be modified by the Director of Public Works.

3.5.5.3 **Landscape design** shall provide formal or informal groupings of deciduous and evergreen trees, flowering shrubs, and groundcover. Trees shall be of even size and shape at the time of installation. Replacement trees shall be compatible with the new landscape plan. A minimum of eight (8) percent of the net site area shall be landscape and shall be provided on the perimeter of the site and the parking lot. Additional landscaping is requred in the Common Area (see policy 3.5.3.6). Shrubs shall be planted flush to the walls, when feasible, thus not allowing a hiding place for an offender or privacy for transients between the shrub and wall.

3.5.5.4 **Plant materials** shall be selected to create an informal pattern of landscaping to reinforce the character of the tree plantings. A formal pattern of landscaping shall be created on-site at the project entries. Trees shall be selected based upon the size of the planting area to allow for mature growth without causing future damage to the improvements. A consulting, certified ISA arborist shall review and approve final tree planting plans for compliance. All trees shall be a minimum twenty-four (24) inch box size. Shrubbery (evergreen and flowering) shall be low to medium in height; minimum size shall be five (5) gallon. All grass selections shall be made from the City's approved water efficient materials list.

3.5.5.5 **Street tree planting** in the parkway areas shall include a minimum of one (1) thirty six (36) inch box tree for each forty five (45) feet of lineal frontage. At the discretion of the Director of Public Works, this planting may be modified to one (1) twenty four (24) inch box every thirty (30) feet. Tree planting shall be grouped in informal drifts and tree quantities shall be determined by the length of the property adjacent to the street divided by the recommended spacing of each tree variety. All parkway planting shall be subject to review and approval of the Director of Public Works.

PLANT PALETTE - SITE

DESCRIPTION	*BOTANICAL NAME*	*COMMON NAME*
FRONTAGE TREE	PYRUS KAWAKAMII	EVERGREEN PEAR
	LAGERSTROEMIA FAUREI	CRAPE MYRTLE
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
FRONTAGE HEDGE	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET
	JUNIPERUS CHINENIS	'PARSONII' JUNIPER
FRONTAGE ACCENT SHRUB	BOUGAINVILLEA SP.	BOUGAINVILLEA
	HIBISCUS ROSA-SINENSIS	HIBISCUS
FRONTAGE GROUNDCOVER	GAZANIA SP.	GAZANIA
	ZOYSIA TENUIFOCIA	KOREAN GRASS
ENTRY DRIVE THEME TREE	OLEA EUROPAEA	OLIVE
ENTRY DRIVE TREE	JACARANDA MIMOSIFOLIA	JACARANDA
	PINUS CANARIENSIS	CANARY ISLAND PINE
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR
ENTRY DRIVE ACCENT SHRUB	AZALEA SP.	AZALEA
ENTRY DRIVE EDGE SHRUB	PHORMIUM TENAX	FLAX
ENTRY DRIVE LOW SHRUB	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
END ISLAND TREE	LAGERSTROEMIA FAUREI	CRAPE MYRTLE
	RHAPIOLEPIS 'MAJESTIC BEAUTY'	INDIA HAWTHORN TREE FORM
END ISLAND LOW SHRUB	ASPIDISTRA ELATIOR	CAST-IRON PLANT
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	ROSMARINUS OFFICINALIS	SPREADING ROSEMARY
END ISLAND ACCENT SHRUB	ROSA SP.	SHRUB ROSE
PARKING LOT TREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM
	ZELKOVA SERRATTA	SAWLEAF ZELKOVA
	ULMUS PARVIFOLIA	CHINESE ELM
SCREEN TREES	EUCALPTUS SP.	EUCALYPTUS
	PINUS SP.	PINES
	AGONIS FLEXUOSA	PEPPERMINT TREE
PARKING GARAGE SCREEN TREE	TRISTANIA CONFERTA	BRISBANE BOX
PARKING GARAGE PLANTING	BOUGAINVILLEA SP.	BOUGAINVILLEA
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	PITTOSPORUM TOBIRA	'MINT JULIP'
SCREEN TREES	MELALEUCA QUINQUENERUIA	CAJEPUT TREE
	TRISTANIA CONFERTA	BRISBANE BOX
	FICUS RUBIGNOSA	RUSTYLEAF FIG

Plant Materials Palette

Exhibit 10

3.5.5.6 **Pedestrian walkway systems** shall be designed to unify the entire project area and provide pedestrian site access to buildings, parking and site activity areas from the perimeter project area and from within the site. Pedestrian walkways shall be a minimum of five (5) feet clear in width with no vehicular overhang.

3.5.5.7 **Perimeter landscaping** around the project areas shall provide a consistent edge treatment using a limited variety of plant materials.

3.5.5.8 **Parking lots** shall be planted at the rate of one (1) tree for every ten (10) parking stalls. Parking lot trees shall be twenty-four (24) inch box trees. All tree planting areas shall be a minimum net width of four (4) feet in one direction and a net width of six (6) feet in the other direction. Small trees (at maturity) shall be utilized in these planting areas.

Parking lot treatments shall be consistent and contribute to the project landscaping unity. Parking lots shall be planted with trees in such a manner as to provide maximum shade. An alternative which clusters or groups parking lot trees may be considered. Larger trees may also be considered as substitutes for a number of smaller trees, subject to review and approval of the Director of Public Works.

Perimeter parking lots adjacent to arterial streets shall be provided with additional landscape treatment to ensure that the parking areas are adequately screened from adjacent street views, however, not hidden from the view of passersby and police on the adjacent streets. Berming in these areas is encouraged and shall be a maximum of three (3) feet high and have a natural appearance in form. However, the fact that a successful retail shopping center must be seen from the adjacent streets will be the determining factor in the selection and placement of all perimeter landscaping.

Shrubbery shall be planted in areas where berms are not practical. Shrub planting shall be provided in a minimum five (5) gallon size and spaced a maximum of three (3) feet apart. Shrubbery shall not exceed three (3) feet in height. Hedges shall be trimmed from the ground and maintain an eight (8) inch clearance from the ground.

Where cars overhang the curbs, ground cover planting shall be required; a maximum overhang of two (2) feet shall be permitted. The overhang area shall not be considered as part of the required minimum percentage of on-site landscaping or minimum planter width.

3.5.5.9 **Perimeter landscaping** shall preserve or construct a minimum ten (10) foot wide landscape buffer between the arterial highway and private project improvements, including buildings, walls, parking areas, etc. Landscape improvements within the public right-of-way, adjacent to private improvements, shall be constructed by the project developer and maintained by the property owner consistent with the overall landscape theme. The design shall be consistent with the approved Edinger Corridor concept.

3.5.5.10 **Entry drives** shall be constructed in conformance with the Specific Plan (Policy 3.5.2.4) and City design standards (Public Works Standard Plans) subject to the review by the Directors of Public Works and Planning. Project access points shall be designed to provide entering and exiting drives with adequate views of approaching pedestrians and vehicles.

Entry drives shall provide convenient access to parking lots at various locations approved by the Director of Public Works. In addition to street trees and on-site landscaping, each entry shall be designated by ground cover-planting, shrubs, and large specimen trees on each side of the entry. These trees shall be located a minimum of ten (10) feet back from the intersection of driveways and property lines to avoid line-of-sight conflicts.

Enhanced paving (pavers, interlocking bricks, stamped concrete, or other similar material) shall be provided at all driveway entrances from the public right-of-way to the project. Major driveway entrances, as identified on the Circulation Plan, Exhibit 5, shall incorporate enhanced materials from the property line to the back of the adjacent landscape planter or a minimum of 15 feet. Minor driveway entrances shall provide a minimum of ten (10) feet of enhanced treatment.

Pedestrian connections consisting of enhanced paving materials shall be provided along the front of the satellite buildings (Barnes and Noble, Circuit City, and Staples) and within the pedestrian walkway connecting these outlying buildings to the main mall. Enhanced paving materials shall also be provided throughout the public plazas and from Edinger Avenue at the main project entrance (across from Sher Lane) along a pedestrian path to the main plaza.

3.5.5.11 **Interior plaza areas** and courtyards shall be provided as focal points. These areas shall be an integral part of the building architecture and be connected by a walkway system to the public pedestrian walkways.

3.5.5.12 **Irrigation systems** shall comply with the City's "Water Efficient Landscape Requirements." (Ordinance #1452).

3.5.5.13 **All landscaping** shall conform with the requirements of the Landscape Improvement chapter of the Huntington Beach Zoning and Subdivision Ordinance, the City Arboricultural and Landscape Standards and Specifications, and City Standard Plans, in addition to the Specific Plan policies.

3.5.5.15 **Landscape screening** is intended to soften and blend the connection of the building areas with the landscape of the parking lots. Trees shall be provided to soften, and visually relieve, parking and utility areas and to provide summer shade.

Trash enclosure areas, where appropriate, shall be provided with tree and shrub planting screens to soften the enclosure. Mechanical equipment and transformer areas shall have landscape screening and/or low-level screen walls. Valves, meters, back flow preventers, etc., shall be screened by shrub plantings and/or low level screen walls.

3.5.5.16 **Landscape lighting** shall be provided in selected areas to aesthetically enhance the site. Pedestrian walkways shall include adequate night lighting for public safety and crime prevention purposes. Courtyard lighting shall be a minimum maintained level of one foot-candle.

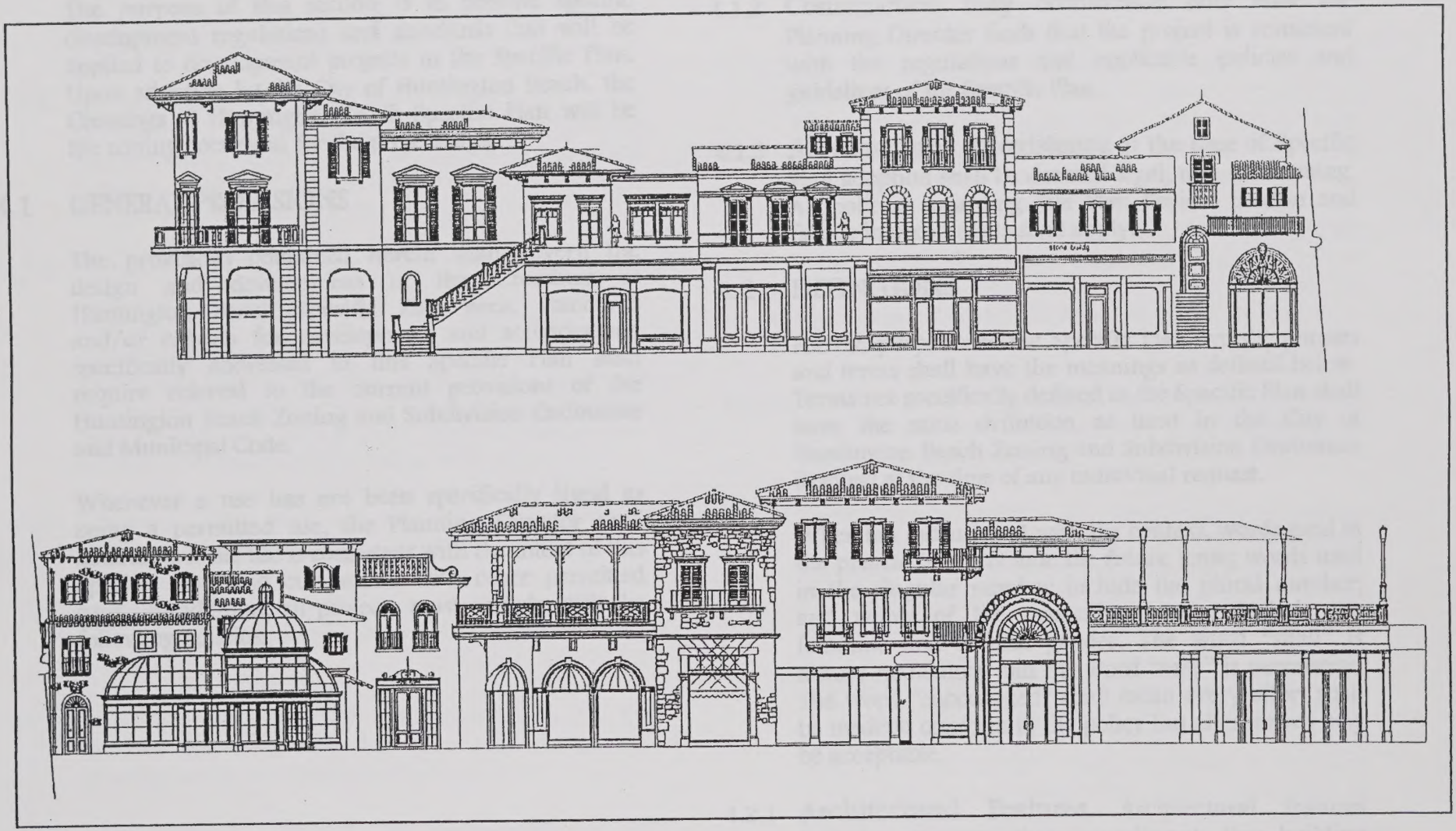
3.5.5.17 **Conservation water measures** shall be incorporated in the landscape design. A minimum of seventy-five (75) percent of the required landscape area shall be planted with ground cover and the balance (a maximum of 25 percent) with turf. The use of shrubs, hedges, and berming shall be provided to screen cars in the parking lots from street view.

3.5.6 SIGNAGE GUIDELINES

The Signage Guidelines identify a framework to advertise a place of business and provide directions or information specific to that business. Attractive and effective signage can be designed without detracting from the overall design quality of the project area. The Signage Guidelines also contribute to the overall project area urban retail design theme. Design, color, materials and placement are all important in creating signs that are architecturally attractive and integrated into the overall project area design. The intent is to create and promote a quality visual environment by allowing only signs which are compatible with their surroundings and which effectively communicate their message.

Signs shall be designed to be architecturally compatible with the colors and materials of the adjacent building. All signing shall be consistent with the Crossings at Huntington Beach's sign standards (Appendix C).

DEVELOPMENT REGULATIONS



Section Four

DEVELOPMENT REGULATIONS

4.0 PURPOSE

The purpose of this section is to provide specific development regulations and standards that will be applied to development projects in the Specific Plan. Upon adoption by the City of Huntington Beach, the Crossings at Huntington Beach Specific Plan will be the zoning document for the project area.

4.1 GENERAL PROVISIONS

The provisions contained herein shall govern the design and development of the Crossings at Huntington Beach Specific Plan area. Standards and/or criteria for development and activities not specifically addressed in this Specific Plan shall require referral to the current provisions of the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code.

Whenever a use has not been specifically listed as being a permitted use, the Planning Director shall determine if the use is consistent with the intent of this Specific Plan and compatible with other permitted uses. In addition, all projects must comply with the following policies:

4.1.0 DEVELOPMENT REGULATIONS POLICIES:

4.1.1 **Not withstanding provisions** to the contrary, all grading shall be approved by both the Planning Director and Director of Public Works, or designee.

4.1.2 **Construction may commence** only after the Planning Director finds that the project is consistent with the regulations and applicable policies and guidelines of the Specific Plan.

4.1.3 **All structures in existence** at the time of Specific Plan adoption shall be deemed legal, non-conforming. All policies regarding Site Plan Review process and façade improvements shall apply.

4.2 DEFINITIONS

For the purposes of the Specific Plan, words, phrases and terms shall have the meanings as defined below. Terms not specifically defined in the Specific Plan shall have the same definition as used in the City of Huntington Beach Zoning and Subdivision Ordinance in effect at the time of any individual request.

When not inconsistent with the context, words used in the present tense include the future tense; words used in the singular number include the plural number; and words of the masculine gender include the feminine and neutral gender. The word "shall" is always mandatory and the word "may" is permissive. The word "encouraged" shall mean every effort shall be made to conform to the policy but alternatives may be acceptable.

4.2.1 **Architectural Features.** Architectural features include elements that compliment the building architecture such as, but not limited to, walls,

architectural towers and domes (with The Crossings at Huntington Beach logo), spires, and arches. Architectural features may include signage as depicted in the attached signage guidelines.

4.2.2 **Communication Antenna.** All types of receiving and transmitting antenna, except satellite dish antenna and wireless communication facilities.

4.2.3 **Deviations.** An adjustment in one or more Development Regulations in order to accommodate special circumstances and/or unique architectural features. Deviation shall be limited to ten (10) percent of any single development regulation.

4.2.4 **Drive-Through Bakery.** A shop where only bread, cake, pastries, doughnuts, and similar goods are baked (and/or) fried and sold on the premises and is designed to serve patrons who remain in their cars. Tables and chairs may also be provided indoors or within an outdoor patio but a minimum of one drive-through lane and one outdoor pick-up window for vehicle service of bakery goods must be provided.

4.2.5 **Entryway.** The point of ingress and egress from a public or private street to the individual project.

4.2.6 **Final Approval.** Ten (10) days after approval by the discretionary body and no appeal of that decision has been filed.

4.2.7 **Modification (Minor).** An amendment to the exhibits and/or text which does not change the meaning or intent of the Specific Plan.

4.2.8 **Modification (Major).** An amendment to the exhibits and/or text which is intended to change the meaning or intent of either the Development Concept, Design Guidelines, or Development Regulations. Major modifications require a Zoning Text Amendment and action by the Planning Commission and City Council.

4.2.9 **Private drive.** A privately owned and maintained roadway used to provide vehicle access through the property.

4.2.10 **Renovation.** Any request to remodel, improve, renovate, upgrade, or refurbish the interior or exterior of an existing building, including minor improvements to accommodate new tenants or an upgraded look for an existing tenant.

4.2.11 **Site plan.** A plan prepared to scale, showing accurate and complete dimensions of all buildings, structures, landscaping, parking, drive aisles, uses, etc. and the exact manner of development proposed for a specific parcel of land.

4.2.12 **Street.** A public or approved private thoroughfare or road easement which affords the principal means of access to abutting property.

4.2.13 **Structural alteration.** Any change in, or alterations to, the structure of a building involving: the bearing wall, column, beam or ceiling joints, roof rafters, roof diaphragms, foundations, retaining walls or similar components.

4.2.14 **Ultimate Right-of-Way.** The adopted maximum width for any street, alley or thoroughfare as established by: the general plan, a precise plan of street, alley or private street alignment, a recorded parcel map, or a standard plan of the Department of Public Works. Such thoroughfares shall include any adjacent public easement used as a walkway and/or utility easement.

4.2.15 **Use.** The purpose for which land or building is arranged, designed, or intended, or for which it is occupied or maintained.

4.2.16 **Wall or Fence.** Any structure or devise forming a physical barrier. This definition shall include: concrete, concrete block, brick, stone or other masonry material, metal, and wrought iron, etc.

4.2.17 **Zone.** A district as defined in the State Conservation and Planning Act, shown on the official zoning maps and to which uniform regulations apply.

4.2.18 **Zoning Maps.** The official zoning maps of the City of Huntington Beach which are a part of the comprehensive zoning ordinance.

4.3 DEVELOPMENT STANDARDS

The Development Standards shall serve as the mechanism for the implementation of the Crossings at Huntington Beach land uses. The standards set forth in this section will assure that future development within The Crossings at Huntington Beach is implemented in a manner consistent with the intent of the project area Master Plan. The standards contained herein provide flexible mechanisms to anticipate future needs and achieve compatibility between land uses and the surrounding community. Standards and guidelines are designed to be compatible with the existing land use categories of the City. The primary land uses in the Crossings at Huntington Beach shall be regional commercial, retail, dining, and entertainment.

4.3.1 **Permitted Uses.** Permitted uses shall be required to meet all applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance Code. A list of permitted uses is provided in Exhibit 11A.

4.3.2 **Intensity.** The maximum intensity shall be consistent with the City's General Plan.

4.3.3 **Building height.** The maximum allowable building height shall be seventy-five (75) feet and a maximum of 4 stories. Rooftop mechanical equipment and parapet walls may exceed the maximum permitted building height by fifteen (15) feet, however mechanincal equipment shall be screened from view. Special themed architectural structures or elements such as towers or domes may be allowed up to one hundred-twenty (120) feet.

4.3.4 **Setbacks.** Refer to Exhibit 12.

4.3.5 **Landscaping.** Landscaping shall be permanently maintained in an attractive manner in all setback and parking lot areas fronting on, or visible from, adjacent public streets.

4.3.6 **Signs.** All signs in the project area shall conform to the provisions of the sign standards in Appendix C.

4.3.7 **Lighting.** All illumination of interior circulation streets, parking areas, and project sites, shall be coordinated to provide consistent illumination intensity. Emphasis shall be placed on areas of high vehicular and pedestrian activity. Light fixtures and standards shall be consistent with building architectural style. Public streetlights shall comply with the City of Huntington Beach guidelines for street lighting.

New building construction of the following uses and façade improvements to existing buildings shall be permitted within the Crossings at Huntington Beach Specific Plan subject to review and approval of a Site Plan Review by the Planning Director. Other changes in occupancy, such as, like for like tenant changes, new tenants established within existing buildings, and/or intensification of tenant uses shall be subject to building permit plan check review to verify compliance with parking and the Specific Plan review.

REGIONAL COMMERCIAL	*PUBLIC AND SEMI PUBLIC*
Aquarium	Day Care Facilities
Banks and other financial institutions	Government Offices
* Commercial recreation and live entertainment	Public Safety Facilities
Food Markets (Specialty Markets-max. 10,000 sq. ft.)	Utilities and Communication Facilities
General Retail	Parking -surface -structured -valet
Day Spa	
Hotels, Motels	
Movie Theaters	
Restaurants -with outdoor dining - with alcohol sales -* with live entertainment and dancing - drive-through bakery (limited to one location)	
Personal Services	
OFFICE	
Business and Professional	
OTHER PERMITTED RETAIL	
Car stereo and alarm installation, if integrated into an anchor/major retail building and located within a building	
Portable carts and kiosks	

Note: Other similar uses may be permitted subject to review by the Planning Director.

** Requires an entertainment permit*

Permitted Uses Chart
Exhibit 11A

The following temporary and seasonal events may be permitted outdoors within the mall's interior common areas only. The following temporary and seasonal events located within the parking lot shall follow permit procedures described in the Huntington Beach Zoning and Subdivision Ordinance.

TEMPORARY AND SEASONAL EVENTS
Art Shows
Auto shows
Carnivals
Circus
Commercial Filming
Concerts
Contests
Farmer's Market
Fund Raisers
Health Fairs
Live Entertainment
Miscellaneous Exhibitions
Outdoor Retail Sales
Pet Shows
Seasonal Displays and Events
Theatrical Performances

Note: Other similar temporary uses may be permitted subject to review by the Planning Director.

Temporary and Seasonal Events Chart

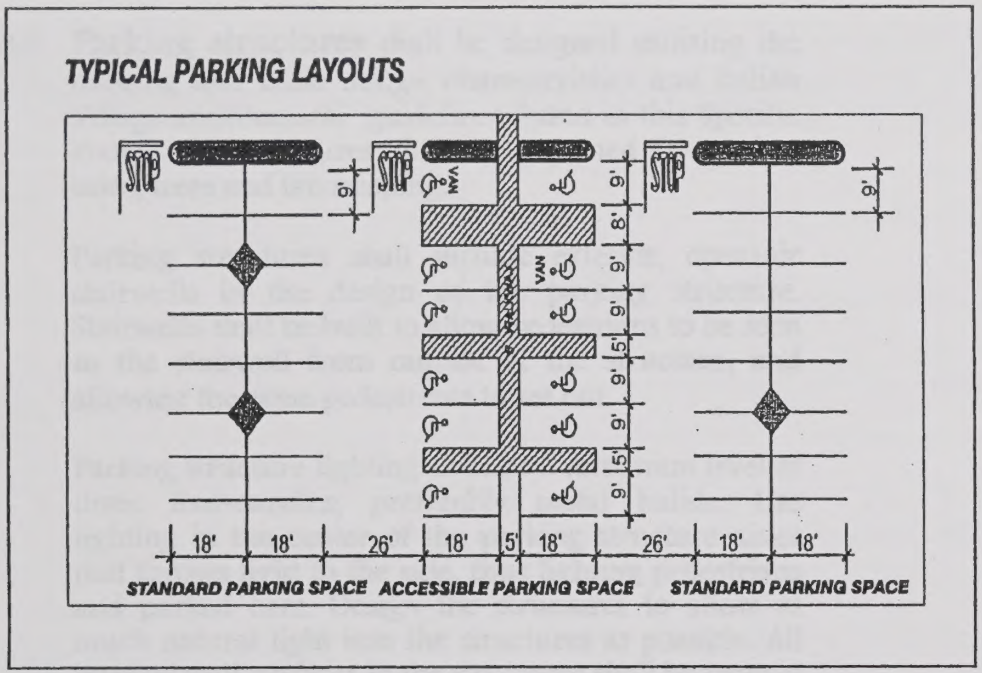
Exhibit 11B

ISSUE	DEVELOPMENT STANDARDS
Minimum Project Area (AC)	50
Minimum Lot Size (AC)	None
Minimum Lot Frontage	None
Maximum Building Height	75 feet
Maximum Number of Stories	4 stories
Maximum Additional Height for parapet walls, mechanical equipment, communication antennas, etc.	15 feet
Maximum Architectural Feature Height	120 feet
Maximum Lot Coverage	50%
Maximum Floor Area Ratio	0.5
Minimum Setback * Street side (Edinger Ave., Beach Blvd. and Center Ave.) Interior side (West Property Line)	 50 feet, or 25 feet if setback is fully landscaped 10 feet
Minimum Landscaping	8% of total site; 10% of common area
Minimum Perimeter Landscaping Street side (Edinger Ave., Beach Blvd. and Center Ave.) Interior side (West Property Line)	 10 feet 5 feet
Minimum Standard Parking Stall Size	9 feet x 19 feet
Minimum Compact Parking Stall Size	8 feet x 18 feet
Minimum Drive Aisle Width	25 feet for 90 degree stalls
Minimum Parking Required	Shared parking based upon joint use of parking analysis with Site Plan Review
Maximum Compact Spaces	20% of total spaces
Handicapped Parking	Comply with Uniform Building Code and Title 24
Parking Structure Design	Comply with Zoning and Subdivision Ordinance
Public Amenity Requirement	Minimum of six public amenities required; At least two public art elements and two water features within common area
Wireless Communication Facilities	Comply with Zoning and Subdivision Ordinance
Transportation Demand Management	Comply with Zoning and Subdivision Ordinance

* Buildings exceeding fifty (50) feet in height shall increase the set back by one (1) foot for each one (1) foot of building height above fifty (50) feet.

Development Regulations Chart

Exhibit 12



Parking Standards & Detail

Exhibit 13

4.3.8 **Parking.** All developments will be required to meet the minimum on-site parking standards as provided in this Specific Plan document. The following shall apply:

- Standard parking stall size shall be nine (9) feet wide by nineteen (19) feet deep and may be reduced to provide a landscape curb or wheel stop (in parking structure) at seventeen (17) feet with a two (2) foot overhang to expand the landscaping. This additional landscape area will not be credited toward the required landscape percentage or minimum landscape width.

- A compact parking stall size of eight (8) feet, zero (0) inches wide by eighteen (18) feet deep may be proposed for up to a maximum of twenty (20) percent of the total proposed parking spaces. All compact parking stalls shall be concentrated around the perimeter of the site and shall be prohibited within the parking structure.

- Total parking required by the Huntington Beach Zoning and Subdivision Ordinance (see below) shall be installed for each project prior to final building inspection.

- Parking shall be provided in accordance with an approved Shared Parking Study. A shared parking program may allow for a reduction of the code required parking by up to twenty five (25) percent, based upon a shared parking analysis. It is estimated that the New Shared Parking Study will suggest a ratio of 4.5 spaces for every 1,000 square feet of development.

- Handicap accessible parking spaces shall be provided as required by the Uniform Building Code and Title 24.

4.3.9 **Parking structures** shall be designed utilizing the massing and basic design characteristics and Italian Village architectural guidelines found in this Specific Plan. The structures shall be screened from view using trees and landscaping.

Parking structures shall include exterior, open-air stairwells in the design of the parking structure. Stairwells shall be built to allow pedestrians to be seen in the stairwell from outside of the structure, and allowing the same pedestrians to see out.

Parking structure lighting shall be a minimum level of three foot-candles; preferably metal halide. Use lighting in the center of the parking structure aisles that throws light to the side, thus lighting pedestrians and parked cars. Design the structures to allow as much natural light into the structures as possible. All interior wall surfaces in the structures shall be painted white to reflect ambient light.

The structures shall follow the City of Huntington Beach Police Department Crime Prevention through Environmental Design Guidelines.

4.3.10 **Drive-Through Bakery** shall comply with the following Design and Development Standards: •

- The building shall be the predominant visual element along street frontages, not parking lots or drive-through lanes.
- Drive-through aisles shall be screened from streets and from adjacent parking areas.
- Drive-through aisles shall provide adequate on-site queuing distance to accommodate five cars (150 feet) before the first stopping stop (e.g. menu board, ordering speaker). No portion of the queuing aisle should serve as a parking aisle.
- Drive-through lanes shall not exit directly to the site's main entrance. Drive-through aisles shall provide at a minimum 25-foot interior radius for any curve.
- The main structure should be sited so as to maximize the distance for vehicle queuing while screening the drive-through operations.
- All building elevations shall comply with the architectural guidelines as specified herein.
- Buildings shall incorporate a full roof with built-in roof top wells for mechanical equipment screening.
- A canopy shall be provided over the drive-through lane at the pick-up window. The canopy shall be architecturally compatible and fully integrated as part of the building design.
- No individual freestanding or pole signs shall be permitted for drive-though uses.
- A maximum of one drive-through bakery shall be permitted on the 63 acre site.

USE	REQUIRED	PROPOSED	COMMENTS
Intensity (F.A.R.)			
Building Height			
Architectural Feature Height			
Parapet, Mechanical Equipment Height			
Lot Coverage			
Setback			
Front			
Interior Side			
Exterior Side			
Landscape Percentage			
Perimeter Landscape			
Front			
Interior Side			
Exterior Side			
Parking Spaces			
Parking Structure Design			
Public Amenities			
Public Art Elements			
Water Features			

Development Regulations Check List

Exhibit 14

APPENDIX A

A. Legal Description

The following provides the legal description for the entire Crossings at Huntington Beach Specific Plan Area, which is bounded by Center Avenue on the north, Pacific Railroad on the east, Edinger Avenue on the south and Beach Boulevard on the west. Refer to Exhibit 1 in the Specific Plan.

Perimeter Legal Description

Parcels 1 through 3, 5 though 9 and that portion of Parcel 4, Parcel Map No. 86-200, in the City of Huntington Beach, County of Orange, State of California as per map filed in book 225 pages 40 through 45, inclusive, of parcel maps, in the office of the county recorder of said county, described as follows:

Commencing at the intersection of the centerline of the Southern Pacific Railroad Right of Way (30 feet wide) with the centerline of Edinger Avenue (variable width), as said intersection is shown on said Parcel Map No. 86-200; thence South 89 32'12" East 45.00 feet along the centerline of said Edinger Avenue to the southerly prolongation of the westerly line of parcel 1 of said parcel map; thence North 00 15'57" East 50.00 feet to the southwest corner of said parcel 1 also being the True Point of Beginning: thence North 00 15'57" East 1120.67 feet along the westerly line of said parcel 1 to the northwest corner of said parcel 1; thence South 89 32'12" East 1803.57 feet along the northerly line of said parcel 1 and the northerly line of parcels 2, 3 and 4 of said parcel map to the northeasterly line of said parcel 4; thence along a non-tangent curve in the northeasterly line of said parcel 4, concave southwesterly and having a radius of 504.00 feet, a radial line to said point bears North 43 06; 37" East; thence southeasterly along said curve through a central angle of 12 11' 46" an arc distance of 107.28 feet; thence along the northeasterly line of said parcel 4 the following 5 courses: South 34 41' 37" East 207.33, South 31 44'17" East 229.95 feet to the beginning of a non-tangent curve, concave northeasterly and having a radius of 300.00 feet, a radial line to said point bears South 75 10'53" West; thence along said curve through a central angel of 50 58'39" an arc distance of 266.92 feet, South 65 47'46" East 233.09 feet and South 35 19'06" East 70.61 feet; thence South 00 16'50" West 273.62 Feet along a line that is parallel with the easterly line of said parcel 4 and 9.00 feet westerly; thence South 42 16"20" West 41.42 feet along a line that that is parallel with the southeasterly line of said parcel 4 and 6.00 feet northwesterly to a point in the north line of parcel 1 of an easement to the city of Huntington Beach recorded November 9, 1972 in book 10418, page 968 official records in the office of the county recorded November 9, 1972 in book 10418, page 968 official records in the office of the county recorder of said county; thence North 89 32'12" West 583.76 feet along said north line to the southeasterly corner of parcel 2 of said easement; thence North 44"32'12" West 41.01 feet along the northeasterly line of said parcel 2 to the north west corner of said parcel 2; thence North 89 32'12" West 32.50 feet along the north line of said parcel 2 to the northwest corner of said parcel 2; thence South 00 27'48" West 37.00 feet along the west line of said parcel 2 and said parcel 1 to the southerly line of parcel 4 of said parcel map; thence North 89 32'12" West 1874.15 feet along the southerly lines of parcels 1,2,3 and 4 of said parcel map to True Point of Beginning.

Note: This description was prepared as a convenience only and is not for us in the division and/or conveyance of land in violation of the subdivision map act of the State of California

APPENDIX B

B. General Plan Consistency Analysis

California State law requires that all cities and counties have a long-range general plan for their physical development. Once a local government has adopted its General Plan, it must be implemented, and local governments have a range of implementation tools from which to select. Most mechanisms for implementing a City's general plan derive from local government's corporate and police powers, such as: construction of streets, acquisition and development of parks, zoning, subdivision regulations, school dedication requirements, code enforcement, environmental and design review procedures and redevelopment.

A specific plan is an effective implementation tool that is often used to address a single project or a master planned project such as the Crossings at Huntington Beach. The Specific Plan provides a bridge between the broad General Plan policies and individual project submittals (site plans, subdivision proposals, etc.) in a more area-specific manner than is possible with community wide zoning ordinances. As a result, a specific plan's emphasis focuses on establishing guidelines and concrete development standards to supplement those of the general plan. Specific plans must be consistent with all facets of the general plan, including the policy statements contained within the general plan document. In turn, zoning, subdivisions, and public works projects must be consistent with the Specific Plan.

The Crossings at Huntington Beach Specific Plan contains detailed regulations, guidelines and implementation measures that will serve as a guide, providing consistency with the City's General Plan and standards and guidelines by which future development will be approved.

This section explains how the Crossings at Huntington Beach Specific Plan achieves consistency with the City of Huntington Beach General Plan. The four (4) points listed below provide the basis for the consistency analysis contained in this section.

1. California Government Code Section 65450-65553 permits adoption and administration of Specific Plans as an implementing tool for the General Plan.

2. The current General Plan designation for the site is "Commercial Regional" with a Floor Area Ratio (F.A.R.) of 0.5, a specific plan overlay, and a mixed-use overlay. The mixed-use overlay would allow 0.5 commercial FAR and 25/units/acre. The site is currently zoned "CG" General Commercial with a 1.5 FAR. The more restrictive 0.5 General Plan FAR takes precedence. The adoption of the Specific Plan will supersede the existing zoning and adopt a new set of zoning regulations. Adoption of the Specific Plan is consistent with the General Plan; therefore, a General Plan amendment is not required.

3. The Specific Plan must be consistent with the General Plan and serve to implement all aspects of the General Plan as it applies to the designated area.

4. The City of Huntington Beach's General Plan Update, adopted in 1995, is comprised of 16 separate elements: 1) land use, 2) urban design, 3) housing, 4) historic and cultural resources, 5) economic development, 6) growth management, 7) circulation, 8) public facilities and public services, 9) recreation and community services, 10) utilities, 11) environmental resources/ conservation, 12) air quality, 13) environmental hazards, 14) noise, 15) coastal and 16) hazardous materials. The following provides a brief discussion of these

Elements, which are applicable to the project including a listing of applicable goals and policies. Although the General Plan identifies objectives within each element, the policies actually implement the objectives and therefore provide more specific criteria of how the identified goals will be achieved. The discussion below indicates how the Specific Plan project meets the applicable policies.

1. LAND USE ELEMENT

The Land Use Element (LUE) for the City of Huntington Beach General Plan provides for the types, density/intensity, design, and distribution of commercial, residential, industrial, and agricultural land uses as well as public and private open space. The LUE includes goals designed to serve as a general guide for the future development of Huntington Beach in terms of location of uses, allowable residential densities, and other criteria.

The LUE designates the 63-acre Crossings at Huntington Beach project site as Commercial Regional (CR) with a maximum building height of four (4) stories. Typical permitted uses of the Commercial Regional designation are anchor department stores, outlet stores, promotional ("big box") retail, retail commercial, restaurants, entertainment, professional offices, financial institutions, automobile sales facilities, and similar region-serving uses. The site is also designated as sub-area 5A in the General Plan with specific design and development standards for the mall property.

The primary goal of the Land Use Element is to provide guidance regarding the manner in which lands are to be used in the City of Huntington Beach. Applicable goals include:

- Achieve development that maintains or improves the City's fiscal viability and reflects economical demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.
- Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
- Achieve and maintain a high quality of architecture, landscape, and public open spaces in the City.
- Ensure that significant environmental habitats and resources are maintained.
- Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.
- Achieve a pattern of land uses that preserves, enhances, and establishes a distinctive identity for the City's neighborhoods, corridors, and centers.
- Achieve the development of a range of commercial uses.
- Achieve new development that enhances the City's quality of development and sense of place, goals for community character, and preserves significant historical resources.

The following applicable Land Use Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Correlation of Land Use Development with Market Demands

Policies
LU 1.1.1
Establish incentives for the development of uses to support the needs and reflect the economic demands of City residents and visitors.

The majority of the Specific Plan area will be developed in a single phase as outlined in Section 2.1 of the document. However, individual building pads may be developed in later phases along with expansions to the initial phase of construction. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

During the formulation of the Specific Plan, staff identified uses to be permitted and prohibited within the document. "Future permitted uses" have the incentive of a "fast track" entitlement process since their approval shall be determined via the Planning Director vs. the Planning Commission or City Council.

LU 1.1.2
Promote development in accordance with the Economic Development Element.

The Specific Plan will encourage future development by promoting a comprehensive planned commercial project and allowing for future "fast-track" entitlement. This Specific Plan will promote development in accordance with the Economic Development Element. Additionally, the landowner is promoting development through its internal marketing strategies and real estate brokers.

Correlation of Land Use Development with Supporting Public Infrastructure and Services

Policies
LU 2.1.1
Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

The Specific Plan area will be developed in a manner that would allow for private development to occur in a timely manner with an overall Master Plan concept.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Circulation Plan, and Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Sections 3.3 and 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

LU 2.1.2
Require that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the Circulation and Public Utilities and Service Elements).

Development will be correlated with infrastructure needs. Section 3.0 of the Specific Plan presents several conceptual development plans and discusses the circulation, public facilities and infrastructure improvements which will support the Land Use Plan and reinforce the design concept. Implementation of the proposed project will occur in a single phase, and it will be consistent with the intent of the Master Plan Concept.

LU 2.1.3
Limit the type, location, and/or timing of development where there is inadequate public infrastructure and/or services to support land use development.

Development will be correlated with infrastructure needs. Section 3.0 of the Specific Plan presents several conceptual development plans and discusses the circulation, public facilities and infrastructure improvements which will support the Land Use Plan and reinforce the design concept. Implementation of the proposed project will occur in a single phase, and it will be consistent with the intent of the Master Plan Concept.

Quality of the City's Built Environment

Policies
LU 4.1.1
Require adherence to or consideration of the policies prescribed for Design and Development in this Plan, as appropriate.

Design Guidelines and Development Regulations are included as Sections 3.5 and 4.0 of the Specific Plan. Section 3.5 establishes a comprehensive set of design guidelines for the entire project area and for individual project development, while Section 4.0 presents a detailed description of the development regulations and standards which are necessary to guide and control new development and carry out the goals and policies of the Specific Plan and the City's General Plan.

LU 4.1.2
Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.

Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

LU 4.1.3
Require property owners to maintain landscaping, remove and abate weeds, and replace unhealthy or dead landscape.

Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

LU 4.1.4
Encourage developers to incorporate mature and specimen trees and other significant vegetation, as defined by the City, that may exist on a site into the design of a development project for that site.

Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan. The Landscape Plan also requires incorporation of mature and specimen trees that may exist on a site into the design.

LU 4.1.5
Consider creating incentives for the use of drought-tolerant species in landscape design.

Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

Policies for the use of drought-tolerant species in landscape design is also addressed in Section 3.0 of the Specific Plan and will be reviewed with the plans for development of individual parcels.

LU 4.1.6
Require that commercial and industrial development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape.

Landscape standards which require development proposals to implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

The incorporation of adequate drought-conscious irrigation systems and maintenance of the health of the landscape is also addressed in Section 3.5.5 of the Specific Plan and will be reviewed with the plans for development of individual parcels.

LU 4.1.7
Require that all commercial and industrial landscape be adequately irrigated with automatic irrigation systems.

Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

The incorporation of automatic irrigation systems is also addressed in Section 3.5.5 of the Specific Plan and will be reviewed with the plans for development of individual parcels.

LU 4.1.8
Use reclaimed water for the irrigation of public and private landscape, as feasible.

The City does not currently have a reclaimed water supply system available. As indicated in Section 3.5.5 of the Specific Plan, reclaimed water shall be utilized where and whenever feasible and shall comply with the City's "Water Efficient Landscape Requirements" (Ordinance #1452). Usage will be addressed with future individual requests for development if such a system is available at that time.

LU 4.2.1
Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications related to new, adaptively reused, and renovated buildings not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, once a site plan is proposed for development, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3

and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

LU 4.2.4
Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Section 3.5 Design Guidelines and Section 4.0 Development Regulations of the Specific Plan include requirements for parking, access requirements, supporting functions, open space, etc.

LU 4.2.5
Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. Appropriate design elements to facilitate access and use shall be incorporated in accordance with State and Federal Laws (refer to Section 3.5 Design Guidelines of the Specific Plan).

LU 4.2.6
Monitor the conditions of buildings in the City and enforce pertinent building, municipal and zoning codes to ensure their maintenance and quality.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Types and Densities of Land Use to be Permitted

Policies
LU 7.1.1
Accommodate existing uses and new development in accordance with the Land Use and Density Schedules (Table LU-2 - see below).

Table LU-2
Land Use Density and Intensity Schedule

Land Use Category	Typical Permitted Uses
COMMERCIAL REGIONAL	Anchor department stores, outlet stores, promotional ("big box") retail, retail commercial, restaurants, entertainment, professional offices, financial institutions, automobile sales facilities, and similar region-serving uses.

The Specific Plan area will accommodate the development of a balance of land uses that maintains the City's fiscal viability and integrity of environmental resources. The proposed permitted land uses are consistent with the City's General Plan for the site. Individual building pads may be developed in later phases along with expansions to the initial phase of construction. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

LU 7.1.6
Accommodate the development of additional jobs-generating land uses that improve the 1992 jobs to housing ratio of 0.82 to 1.0 or greater; to meet objectives of the Regional Comprehensive Plan (Southern California Association of Governments) and Air Quality Management Plan. These should capitalize upon existing industrial strengths and emphasizing the clustering of similar or complementary industries.

The Specific Plan permits and encourages jobs-generating land uses that will assist in improving the 1992 jobs to housing ratio.

Additionally, during the formulation of the Specific Plan, staff identified uses to be permitted and prohibited within the document. "Future permitted uses" have the incentive of a "fast track" entitlement process since their approval shall be determined by the Planning Director vs. the Planning Commission or City Council.

Distribution and Pattern of Development

Policies
LU 8.1.1
Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, and in accordance with the principles discussed below.

a. Enhance a network of interrelated activity centers and corridors by their distinct functional role, activity, and/or form and scale of development.

b. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.

c. Intermix uses and densities in large-scale development projects.

d. Site development to capitalize upon potential long-term transit improvements.

e. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions in forms, scale, and density of development, and other elements.

The Specific Plan area will accommodate the development of a balance of land uses consistent with the patterns and distribution of use and intensity depicted on the Land Use Plan Map, specifically, regional commercial uses.

Commercial Regional

Permitted Uses

Policies
LU 10.1.14
Encourage the incorporation of community-oriented facilities in regional commercial developments, such as telecommunications centers, public meeting rooms, daycare facilities, and cultural uses.

The Crossings at Huntington Beach Specific Plan development concept outlined in Section 3.0 of the Specific Plan provides for a planned Commercial Regional complex in the City of Huntington Beach allowing for a variety of uses, consistent with the goals and policies of the Huntington Beach General Plan.

During the formulation of the Specific Plan, staff also identified uses to be permitted and prohibited within the document. Future permitted uses include telecommunication centers, public meeting rooms, daycare facilities, and cultural uses.

Design and Development

LU 10.1.15
Require that regional commercial developments be designed to convey the visual sense of an integrated center by consideration of the following principles:

- use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale "boxes";
- use of roofline or height variations to visually differentiate the building massing and incorporation of recesses and setbacks on any elevation above the second floor above grade;
- siting of a portion of the buildings in proximity to their primary street frontage to convey a visual relationship to the street and sidewalks;
- design of the exterior periphery of the structures to contain shops, restaurants, display windows, and other elements that provide visual interest to parking areas and the street elevation;
- inclusion of a "public square" as a gathering place of public activity in multi-tenant regional centers;
- clear identification of building entrances;
- use of landscape that provides a three-dimensional character;

- encourage the provision of public art;
- inclusion of consistent and well-designed signage integrated with the building's architectural character, including pedestrian-oriented signage; and
- design of parking structures to be visually integrated with the commercial buildings.

Section 3.5 Design Guidelines and Section 4.0 Development Regulations of the Specific Plan address these issues. The Crossings at Huntington Beach Specific Plan provides the framework and guidelines necessary to create a unique high quality regional commercial development.

Development Policy: Community Subareas

LU16.1.1
Accommodate development of the City's neighborhoods, boulevards, and districts according to the Community Districts and Subareas Schedule (Table LU-4).

Table LU-4
Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
5A Huntington Center	Permitted Uses	Category: Commercial Regional (CR) - Region-serving commercial uses permitted by the "CR" land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the "-mu" overlay.
	Density/ Intensity	Category: "F2" – Maximum FAR of 0.5 • Height: four (4) stories
	Design and Development	Category: Mixed Use (-mu); Specific Plan (-sp) • Require the preparation of an development in conformance with a specific or master plan • Design and site development as a cohesive and integrated center and a stipulated by Policy LU 10.1.16. • Locate buildings around common courtyards and pedestrian areas. • Locate a portion of development along the Beach Boulevard frontage. • Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points. • Implement extensive streetscape improvements along the Beach Boulevard and Edinger street frontages. • Promote the economic enhancement and revitalization of the Center.

The Crossings at Huntington Beach Specific Plan development concept outlined in Section 3.0 of the Specific Plan provides for a planned Commercial Regional complex in the City of Huntington Beach allowing for a variety of uses, consistent with the goals and policies of the Huntington Beach General Plan.

Section 3.5 Design Guidelines and Section 4.0 Development Regulations of the Specific Plan address design and development issues. The Crossings at Huntington Beach Specific Plan provides the framework and guidelines necessary to create a unique high quality regional commercial development.

2. URBAN DESIGN ELEMENT

The Urban Design Element focuses on the quality of the City's physical and visual character, which is determined by the organization, scale, density and pattern of the community's built environment and open spaces.

The primary goal of the Urban Design Element is to establish and strengthen community identity. An applicable goal includes:

- Enhance the visual image of the City of Huntington Beach

The following applicable Urban Design Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Nodes

Policies
UD 1.2.1
Require public improvements to enhance the existing setting for all key nodes and pedestrian areas through the consideration of the following:

a. provide pedestrian connections and visual continuity between the node and surrounding neighborhoods;
b. incorporate shade trees to shelter pedestrians;
c. incorporate the use of enhanced paving materials at the pedestrian crosswalks;
d. widen the sidewalks at intersections where feasible to minimize the length of pedestrian crossings; and
e. enhance the connections where feasible between the public sidewalk and private commercial interior open spaces/courtyards as described in the Land Use Element by using:

    - decorative paving materials;
    - landscape materials; and
    - street furniture.

Landscape standards which require development proposals to implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

Section 3.5 Design Guidelines and Section 4.0 Development Regulations of the Specific Plan address design and development issues. The Crossings at Huntington Beach Specific Plan provides the framework and guidelines necessary to create a unique high quality regional commercial development.

UD 1.2.2
Require that the nodes incorporate the public improvements specified in UD 1.2.1 and other elements that may be listed in the table, as feasible.

Landscape standards which require development proposals to implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan

Corridor Identity

Policies
UD 1.3.1
Require a consistent design theme and/or landscape design character along the community's corridors, reflecting the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

Landscape standards which require development proposals to implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

UD 1.3.2
Provide for the implementation of streetscape and landscape improvements along the major commercial corridors, through public capital improvement programs, business district improvements, or other techniques as funding is available.

a. Develop or enhance the pedestrian environment in those parts of the corridors where there is existing or the potential for pedestrian activity, this includes the use of:

- sidewalk furniture;
- shade trees;
- shade structures
- special paving; and
- pedestrian walkway linkages.

b. Consider using special corridor oriented public signage, public art, or median monuments at prominent intersections.

c. Discourage the excessive use of temporary signage including bunting and commercial banners.

Section 3.5 Design Guidelines, Section 4.0 Development Regulations, and Section 3.5.6 Signage Guidelines of the Specific Plan address design and development issues. The Crossings at Huntington Beach Specific Plan provides the framework and guidelines necessary to create a unique high quality regional commercial development.

3. HOUSING ELEMENT

The Housing Element, adopted in February 1999, is intended to direct residential development and preservation in a way that coincides with the overall economic and social values of the community. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made a part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals. The City of Huntington Beach has adopted three goals for its housing program which are consistent with State and Regional housing policies. These goals are:

- The attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial and ethnic groups in Huntington Beach.
- The provision of a variety of housing opportunities by type, tenure, and cost for households of all sizes throughout the City.
- The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

These goals relate to issues, which are not directly applicable to the Crossings at Huntington Beach Specific Plan, since the Specific Plan is not designated for residential uses. The Housing Element objectives and policies are also not applicable.

4. HISTORIC AND CULTURAL RESOURCES ELEMENT

The overall intent of the City of Huntington Beach Historical and Cultural Element is to identify the historical resources of the community, their current designations and community status, and the issues affecting their future. Goals include:

- To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.
- Develop avenues for communication and participation in arts and cultural activities and programming to bring together diverse segments of the community.
- Highlight the City's unique cultural heritage and enhance its visual appeal.
- Expand opportunities for the City's children to receive quality experiences of arts and culture.
- Establish a wide range of arts and cultural programs and facilities that address the needs and interest of residents, workers, and visitors.

These goals relate to issues, which are not directly applicable to the Crossings at Huntington Beach Specific Plan, since the Specific Plan area does not contain any significant historic and cultural resources. The Historic and Cultural Resources Element objectives and policies are also not applicable.

5. ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is specifically concerned with the identification of a strategy to address development potentials that will broaden and stabilize the City's economic base. Its goals and policies are formulated to provide new policy direction for the City and the planning area.

The primary goal of the Economic Development Element is to provide for the economic opportunities of City's residents; business retention and expansion; and land use plan implementation. Applicable goals include:

- Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.
- Aggressively retain and enhance the existing commercial, industrial and visitor serving uses while attracting new uses to Huntington Beach.
- Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

The following applicable Economic Development Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Economic Growth

Policies
ED 1.1.1
Maintain and expand economic and business development programs that encourage and stimulate business opportunities within the City.

The Specific Plan will stimulate business opportunities within the City by allowing for and encouraging Regional Commercial development under an expedited entitlement process. Additionally, the Specific Plan provides for a range of employment opportunities in the professional retail and service fields; thus stimulating business opportunities and strengthening the employee base of the community. Refer to Section 4.0 Development Standards for a list of permitted uses.

Commercial Use

Policies
ED 2.4.1
Encourage and assist existing and potential commercial owners to update, modernize, and expand their commercial properties.

The Specific Plan will encourage future commercial development by promoting a comprehensive planned retail center and allowing for future "fast-track" entitlement. This Specific Plan will promote development in accordance with the Economic Development Element. Additionally, the landowner is promoting development through its internal marketing strategies and real estate brokers.

ED 2.4.2
Seek to capture "new growth" businesses such as, but not limited to:

- telecommuting;
- "shop for value" or "big box" stores;
- entertainment-commercial developments;
- knowledge-based retail and entertainment-information retail uses; and
- high sales tax producing businesses.

The Crossings at Huntington Beach Specific Plan seeks to capture "new growth" businesses by allowing for and encouraging Regional Commercial development under an expedited entitlement process.

Additionally, the Specific Plan provides for a range of employment opportunities in the professional retail and service fields; thus stimulating business opportunities and strengthening the employee base of the community. Refer to Section 4.0 Development Standards for a list of permitted uses.

ED 2.4.3
Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The Crossings at Huntington Beach Specific Plan encourages the expansion of the range of goods and services provided in Huntington Beach by allowing for and encouraging Regional Commercial development under an expedited entitlement process.

Additionally, the Specific Plan provides for a range of employment opportunities in the professional retail and service fields; thus stimulating business opportunities and strengthening the employee base of the community. Refer to Section 3.0 Development Standards for a list of permitted uses.

ED 3.1.4
Encourage the development of a "big box," "shop for value" businesses, especially along Edinger Avenue.

The Crossings at Huntington Beach Specific Plan encourages the expansion of the range of goods and services provided in Huntington Beach by allowing for and encouraging Regional Commercial development consistent with the Specific Plan under an expedited entitlement process.

6. GROWTH MANAGEMENT ELEMENT

The Growth Management Element, adopted in April 1992, is a pre-requisite to establish and continue eligibility to receive monies generated by the sales tax which was approved by Orange County voters in November 1990 as Measure M (Revised Traffic Improvement and Growth Management Ordinance). The purpose and intent of the Growth Management Element is to establish goals, policies and programs that will promote growth and development based upon the City's ability to provide an adequate circulation system and public facilities and services.

The applicable goals of the Growth Management Element are to:

- Reduce traffic congestion.
- Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

The following applicable Growth Management Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Land Use

Policies
5.8.1
Promote balanced growth of residential and non-residential land uses and supporting public facilities and services.

The Specific Plan prepared for this project area promotes the development of a comprehensive planned regional commercial area, consistent with the City's land use designation.

7. CIRCULATION ELEMENT

The purpose of the Circulation Element is to evaluate the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. The Circulation Element focuses on the City's arterial streets and highways; public transportation modes and services; water transportation; and air transportation.

The primary goal of the Circulation Element is to provide a multi-mode transportation system that ensures the safe and efficient movement of people and goods. Applicable goals include:

- Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while minimizing environmental impacts.
- Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.
- Develop a balanced and integrated multi-modal transportation system.
- Encourage and develop a transportation demand management (TDM) system to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.
- Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

The following applicable Circulation Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Streets and Highways

Policies

CE 2.1.1

Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities to serve the proposed project. A Circulation Plan (refer to Section 3.3 of the Specific Plan) for the project will be prepared consistent with the City of Huntington Beach's Circulation Element. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

CE 2.1.2

Maintain a city-wide level of service (LOS) for links not to exceed LOS "C" for daily traffic with the exception of Pacific Coast Highway south of Brookhurst Street.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities to serve the proposed project. A Circulation Plan (refer to Section 3.3 of the Specific Plan) for the project will be prepared consistent with the City of Huntington Beach's Circulation Element. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public

Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City..

Public Transportation

Policies
CE 3.1.1
Encourage and support the various public transit agencies and companies, ride sharing programs, and other incentive programs, that allow residents to utilize forms of transportation other than the private automobile.

The project Circulation Plan identifies bus stop locations along the project frontage on Edinger Avenue and on Center Avenue. The Circulation Plan (Section 3.3) describes the various public transportation alternatives proposed. In addition, the Specific Plan re-iterates any future project's obligation to comply with the City's adopted Transportation Demand Management ordinance.

CE 3.2.1
Require developers to include transit facilities, such as park-and ride sites, bus benches, shelters, pads or turn-outs in their development plans, where feasible as specified in the City's TDM Ordinance.

The City of Huntington Beach has adopted a TDM ordinance. As discussed in Section 1.6 of the Specific Plan, the development within this Specific Plan project will comply with City requirements and bus pads and turn outs must be provided at the site.

Transportation Demand Management/Transportation Systems Management

Policies
4.1.1
Encourage non-residential development to provide employee incentives for utilizing alternatives to the conventional automobile (i.e., carpools, vanpools, buses, bicycles and walking.

The Specific Plan indicates that alternative forms of transportation should also receive careful consideration. The future development within the Specific Plan will be required to address this issue. In addition, the Specific Plan re-iterates any future project's obligation to comply with the City's adopted Transportation Demand Management ordinance.

CE 4.1.5
Promote ride sharing through publicity and provision of information to the public.

The Specific Plan indicates that alternative forms of transportation should also receive careful consideration. The future development within the Specific Plan will be required to address this issue. In addition, the Specific Plan re-iterates any future project's obligation to comply with the City's adopted Transportation Demand Management ordinance.

CE 4.1.6
Encourage that proposals for major new non-residential developments include submission of a TDM plan to the City.

The City of Huntington Beach has adopted a TDM ordinance. As discussed in Section 1.6 of the Specific Plan, the development within this Specific Plan project will comply with City requirements and bus pads and turn outs must be provided at the site.

Parking Facilities

Policies
CE 5.1.1
Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate supply of parking that supports the present level of demand and allows for the expected increase in use to serve the proposed project. Section 4.3 Development Standards of the Specific Plan states that parking shall be provided based on the results of a shared parking analysis to be approved by the Directors of Public Works and Planning.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

CE 5.1.2
Provide safe and convenient parking that has minimal impacts of the natural environment, the community image, or quality of life.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate supply of parking that supports the present level of demand and allows for the expected increase in use to serve the proposed project. Section 4.3 Development Standards of the Specific Plan states that parking shall be provided based on the results of a shared parking analysis to be approved by the Directors of Public Works and Planning.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project

is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

Scenic Highways

Policies

CE 7.1.1

Require the roadways, as shown in Figure CE-12, to be improved and maintained as local scenic highways, major urban scenic highways, minor urban scenic highways, and landscape corridors with key entry points.

Section 3.3 Circulation Plan identifies the roadways to be improved and maintained. Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

CE 7.1.4

Establish landscape and urban streetscape design themes for landscape corridors, minor scenic urban corridors, and major urban scenic corridors which create a different character enhancing the corridor's surrounding land uses. For example, the design theme for corridors adjacent to residential neighborhoods should be different than the design theme for industrial or commercial uses.

The Landscape Plan for the Crossings at Huntington Beach (Section 3.5.5 of the Specific Plan) has been prepared to establish the design character and visual qualities of the interior and perimeter of the project area.

CE 7.3.1

Require that new development include landscaping that is compatible with the visual character of the designated scenic highways and corridors.

Landscape standards which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

8. PUBLIC FACILITIES AND PUBLIC SERVICES ELEMENT

The Public Facilities and Public Services Element discusses public facility service provision for Huntington Beach residents and businesses. The services discussed in this element include: law enforcement, fire protection, marine safety, education, libraries, and governmental administration.

Applicable goals include:

- Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City.
- Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.
- Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

The following applicable Public Facilities and Public Services Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Police

Policies
PF 1.3.1
Ensure that project development site designs provide "defensible space".

The Specific Plan includes policies for future development to reduce crime. Crime prevention guidelines are included in Section 3.5 Design Guidelines of the Specific Plan, and they will apply to all future development within the Specific Plan. The Police Department will review the development plans/site designs once proposed.

PF 1.3.2
Ensure that new development and land use proposals are analyzed to determine the impact their operators, occupants, visitors or customers may have on the safety and welfare of the community.

The Specific Plan includes policies for future development to reduce crime. Crime prevention guidelines are included in Section 3.5 Design Guidelines of the Specific Plan, and they will apply to all future development within the Specific Plan. The Police Department will review the development plans/land use proposals once proposed.

Fire/Paramedic

Policies
PF 2.3.2
Ensure that new construction is designed with fire and emergency access and safety in mind.

The Specific Plan includes fire safety measures in Section 3.4.1, which will apply to all future development within the Specific Plan. The Fire Department will review the development plans once proposed.

PF 2.3.3
Ensure that existing buildings are maintained in a manner which is consistent with fire safety.

The Specific Plan includes fire safety measures in Section 3.4.1, which will apply to all future development within the Specific Plan. The Fire Department will review the development plans once proposed.

9. RECREATION AND COMMUNITY SERVICES ELEMENT

The Recreation and Community Services Element has been adopted to identify, maintain and enhance local parks and recreational services and facilities.

Applicable goals include:

- Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.
- Provide adequately sized and located active and passive parklands to meet the recreational needs of existing and future residents, and to preserve natural resources within the City of Huntington Beach and its sphere of influence.
- Develop park sites to provide diverse recreational and sports facilities that meet the residents' and visitors' active and passive recreational needs.
- Ensure recreation facilities are renovated and upgraded to meet the current recreational interests of adults and youth.
- Provide parks and other open space areas that are efficiently designed to maximize use while providing cost efficient maintenance and operations.

These goals relate to issues, which are not directly applicable to the Crossings at Huntington Beach Specific Plan, since the Specific Plan is not designated for residential or open space uses by the City General Plan. The Recreation and Community Services Element objectives and policies are also not applicable.

10. UTILITIES ELEMENT

The Utilities Element discusses water supply, sanitation treatment (wastewater), storm drainage, solid waste disposal, natural gas, electricity, and telecommunications.

Applicable goals include:

- Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the costs of water provision in the City.
- Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.
- Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.
- Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.

- Maintain and expand service provision to City of Huntington Beach residences and businesses.

The following applicable Utilities Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Water

Policies
U1.2.1
Require that new and existing development contain safeguards and mitigation measures preventing degradation.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

U1.2.2
Require new development to connect to the sewer system.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed

for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

U1.3.4
Require the use of reclaimed water for landscape irrigation, grading, and other non-contact uses in the new developments, where available or expected to be available.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

<u>Wastewater Treatment and Facilities</u>

Policies
U2.1.6
Require that sewer capacity is available before building permits are issued for new development.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards

and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

Storm Drainage

Policies
U3.1.5
Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided in accordance with the Growth Management Element.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

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Solid Waste

Policies
U 4.1.1
Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

Gas Supply, Telecommunication, Electricity

Policies
5.1.1
Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The Crossings at Huntington Beach Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan for water, wastewater and storm drainage will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.4 of the Specific Plan). These plans will be approved by the City, and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

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11. ENVIRONMENTAL RESOURCES/CONSERVATION ELEMENT

The Environmental Resources/Conservation Element addresses the City of Huntington Beach's environmental resources. Applicable goals include:

- Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.
- Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.
- Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

The following applicable Environmental Resources/Conservation Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Open Space

Policies
ERC 1.1.1
Encourage the provision of open space elements within the larger-scale development projects including but not limited to public plazas, entry courts, and planned development common areas.

As indicated in Section 3.5.5 Landscape Concept of the Specific Plan, each project development shall provide sufficient landscaping to continue the Landscape Plan concept and the Specific Plan identifies an open space exhibit with plazas and pedestrian walkways throughout the project.

Aesthetic Resources

Policies
ERC 4.1.8
Include commercial, residential, industrial, and natural areas in the electrical undergrounding program.

The Specific Plan requires undergrounding of utilities in association with development of future projects per Specific Plan Policy 3.4.6.

Water, Electricity, and Gas Conservation

Policies
ERC 5.2.1
Require, the use of reclaimed water in common areas and landscape treatments of all proposed developments.

The City does not currently have a reclaimed water supply system available. As indicated in Section 3.5.5 of the Specific Plan, reclaimed water shall be utilized where and whenever feasible and shall comply with the City's "Water Efficient Landscape Requirements" (Ordinance #1452). Usage will be addressed with future individual requests for development if such a system is available at that time.

ERC 5.2.2
Create standards for landscaping and irrigation, which are in compliance with State requirements.

Landscape standards, which require development proposals to submit and implement a landscape plan consistent with the overall Specific Plan standards and in compliance with State requirements, are included as Section 3.5.5 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan

12. AIR QUALITY ELEMENT

The purpose of the Air Quality Element is to address air quality factors affecting the City, and establish goals, policies and programs in order to help achieve the goals of the Air Quality Management Plan adopted by South Coast Air Quality Management District.

An applicable goal includes:

- Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

The following applicable Air Quality Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Vehicle Work Trips

Policies
AQ 1.1.2
Require all businesses and multiple tenant centers with 100 or more employees to participate in a Transit Management Association or Organization.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 1.6 of the Specific Plan, the development within this Specific Plan project will comply with City requirements.

AQ 1.1.5
Encourage all new commercial, industrial, and residential structures to accommodate appropriate trip reducing activities such as alternative work schedules, on-site day-care facilities, on-site automated teller machines, "mail-in" applications, or telecommuting and/or teleconferencing facilities as technology becomes available.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 1.6 of the Specific Plan, all developments within this Specific Plan project will comply with City requirements.

Transit Trips

Policies
AQ 1.2.2
Require developers of employment centers with 100 or more employees and major activity centers to include transit amenities and transit access as an integrated part of their projects.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 1.6 of the Specific Plan, developments within this Specific Plan project will comply with City requirements.

AQ 1.2.3
Encourage property owners in existing employment and activity centers (such as the Pier, Downtown, Huntington Beach Mall) to include transit amenities at their sites when these projects apply for additional planning permits or services.

A Circulation Plan will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.3 of the Specific Plan). The circulation plan specifies locations for public transportation bus pads and bus turnouts and also includes a potential location for a light rail transit stop. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

AQ 1.2.4
Encourage major commercial and industrial development projects located along transit routes to include integrated transit access points in the project design.

A Circulation Plan will be prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.3 of the Specific Plan). The circulation plan specifies locations for public transportation bus pads and bus turnouts and also includes a potential location for a light rail transit stop. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Carpool and Vanpool Trips

Policies
AQ 1.3.2
Require that employment centers with 100 or more employees increase the availability and the "attractiveness" of parking spaces for vans and carpools.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 1.6 of the Specific Plan, developments within this Specific Plan project will comply with City requirements.

Vehicle Trip Distances

Policies
AQ 1.5
Encourage residential and commercial growth to occur in and around existing activity centers and transportation corridors in accordance with the Land Use Plan Map.

A Circulation Plan has been prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 3.3 of the Specific Plan). This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

AQ 1.5.2
Continue to encourage job growth by maintaining the supply of commercial and industrial designated land in accordance with the Land Use Map.

Consistent with the General Plan and in accordance with the Land Use Map, the Specific Plan permits job-generating land uses that will assist in improving the 1992 jobs to housing ratio. The majority of the Specific Plan area will be developed in a single phase as outlined in Section 2.1 of the document. However, individual building pads may be developed in later phases along with expansions to the initial phase of construction.

Particulate Emissions

AQ 1.8.1
Continue to enforce construction site guidelines that require truck operators to minimize particulate emission.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed

for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

AQ 1.8.2
Require installation of temporary construction facilities (such as wheel washers) and implementation of construction practices that minimize dirt and soil transfer onto public roadways.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

<u>Energy Conservation</u>

AQ 1.10.1
Continue to require the utilization and installation of energy conservation features in all new construction.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the

relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

AQ 1.10.3
Encourage energy use audits, and identify conservation measures, for all existing commercial and industrial structures.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

13. COASTAL ELEMENT

The Coastal Element, amended in 1992, includes information sufficiently detailed to indicate kinds, location and intensity of land use and applicable resource protection and development policies. The Coastal Element designates different categories of land uses which will be permitted within the coastal zone and specifies the areas where each land use map, categories and additional policies together constitute the Coastal Element, which is intended to reflect local conditions and needs while meeting the Coastal Act policies and requirements.

The Coastal Element is organized around the following issue areas, which have been identified as relevant to the City's coastal zone:

- Recreation and Shoreline Access
- Visitor-Serving Facilities
- Visual Resources

- Water and Marine Resources and Diking, Dredging, filling and Shoreline Structures
- Environmentally Sensitive Habitats
- Energy
- Community Facilities
- Coastal Land Use Plan
- Next Steps in Coastal Planning

The goals and policies within the Coastal Element provide guidance and direction for development in the coastal zone.

The goals of the Coastal Element relate to issues, which are not directly applicable to the Crossings at Huntington Beach Specific Plan, since the Specific Plan area is not within the coastal zone. The Coastal Element objectives and policies are also not applicable.

14. ENVIRONMENTAL HAZARDS ELEMENT

The Environmental Hazards Element addresses flooding as it pertains to geologic, seismic and soils hazards. This Environmental Hazards Element and the referenced materials together satisfy the geologic and seismic portion of the Section 65302 (g) requirement.

Applicable goals include:

- Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels of acceptable risk.
- Ensure the safety of the City's businesses and residents from methane hazards.
- Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment and social order in the City of Huntington Beach.
- Ensure the safety of the City's businesses and resident from peat hazards.

The following applicable Environmental Hazards Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Geologic/Seismic Safety

Policies
EH 1.2.1
Require appropriate engineering and building practices for all new structures to withstand groundshaking and liquefaction such as stated in the Uniform Building Code (UBC).

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

EH 1.3.5
Encourage property owners to take adequate steps to protect their property against economic risks resulting from seismic and geologic hazards.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

Flooding

Objective
EH 4.1
Ensure that the City's flood prevention standards and practices provide satisfactory safeguards for public and private development.

The Public Facilities Section of the Specific Plan (Section 3.4) addresses this policy. Additionally, upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

15. NOISE ELEMENT

The purpose of the Noise Element is to identify and appraise noise problems in the community. The Noise Element recognizes the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight on-line railroad operations and ground rapid transit systems;
- Aviation and airport related operations; and
- Other ground stationary noise sources contributing to community noise environment.

An applicable goal includes:

- Ensure that all necessary and appropriate actions are taken to protect Huntington Beach residents, employees, visitors and noise sensitive uses from the adverse impacts created by excessive noise levels from stationary and ambient sources.

The following applicable Noise Element policies are identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Ambient Noise Impacts on the Community

Policies
N 1.2.2
Require new industrial and new commercial land uses or the major expansion of existing land uses to demonstrate that the new or expanded use would not be directly responsible for causing ambient noise levels to exceed an Ldn of 65 dB(A) exterior on areas containing "noise sensitive" land uses as depicted on Figure N-1.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. The City Noise Ordinance addresses this policy.

Additionally, once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the

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N 1.2.5
Require development that generates increased traffic and subsequent increases in the ambient noise levels adjacent to noise sensitive land uses to provide for appropriate mitigation measures in accordance with the acceptable limits of the City noise ordinance.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. The City Noise Ordinance addresses this policy.

Additionally, once a site plan is approved, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

Traffic and Mechanical Equipment Related Noise Impacts

Policies
N 1.31
Require all new non-residential development to design and configure on-site ingress and egress points diverting traffic away from nearby "noise sensitive" land uses to the greatest degree practicable.

Upon the City's adoption of the Crossings at Huntington Beach Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision

Ordinance), as they currently exist or may be amended in the future. Section 4.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. The City Noise Ordinance addresses this policy.

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N 1.3.7
Provide for the development of alternate transportation modes such as bicycle paths and pedestrian walkways to minimize the number of noise generating automobile trips.

Section 3.3 of the Specific Plan indicates that alternative forms of transportation should receive careful consideration. The future development within the Specific Plan will be required to address this issue. The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. as discussed in Section 1.6 of the Specific Plan, the development within this Specific Plan project will comply with City requirements.

N 1.3.8
Ensure that commercial and industrial uses, as required by the Air Quality Management Plan, implement Transportation Demand Management (TDM) programs such as incentives for car pooling, van pools, and the use of public transit.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. as discussed in Section 1.6 of the Specific Plan, the development within this Specific Plan project will comply with City requirements.

16. HAZARDOUS MATERIALS

The City of Huntington Beach adopted the Hazardous Materials Element as part of the overall General Plan. This Hazardous Materials Element identifies goals, objectives, policies, and programs related to hazardous materials.

Applicable goals include:

- Reduce, to the greatest degree possible, the potential for harm to life, property and the environment from hazardous materials and hazardous waste.

The following applicable Hazardous Materials Element policy is identified below, followed in *italic* typeface by an explanation of how the Crossings at Huntington Beach Specific Plan achieves consistency.

Policy
HM 1.1.4
Implement federal, state and local regulations for the handling, storage and disposal of hazardous materials.

Once a definitive site plan and development project is proposed, an Environmental Assessment will be performed, which will analyze impacts peculiar to development proposed for the Crossings at Huntington Beach Specific Plan, and propose mitigation measures, as necessary. According to Public Resources Code Section 21083.3(b), "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division [CEQA] to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." Based upon Public Resource Code Section 21083.3 and the fact that the Specific Plan project falls within the development envelope analyzed in the General Plan EIR, the Crossings at Huntington Beach Specific Plan is currently exempt from preparation of an environmental assessment until a site plan is submitted for approval by the City.

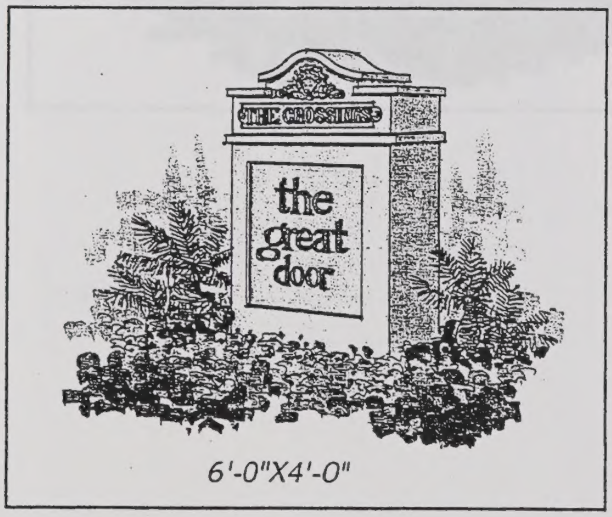
APPENDIX C

THE CROSSINGS AT HUNTINGTON BEACH

Huntington Beach, California

Signage Standards

10'-0"X4'-0"



6'-0"X4'-0"

I. INTENT

This sign program has been established for the purpose of assuring that all signage and graphic elements within The Crossings at Huntington Beach are consistent with the project development plan and established architectural standards. This program shall serve as the singular guideline for all signage design on or around the exterior of the project and visible from public right-of-ways. A project sign criteria program is a requirement of the City of Huntington Beach.

II. APPROVALS & COMPLIANCE

A. All signage plans, permanent or temporary, must be reviewed and approved by an authorized agent of The Crossings at Huntington Beach Management prior to submittal to the City of Huntington Beach Planning Staff per Section 233.04.A2 of the City of Huntington Beach Zoning Ordinance.

B. All signage, permanent or temporary, must comply with the approved signage plan for The Crossings at Huntington Beach and have the required City of Huntington Beach Building Permits prior to installation.

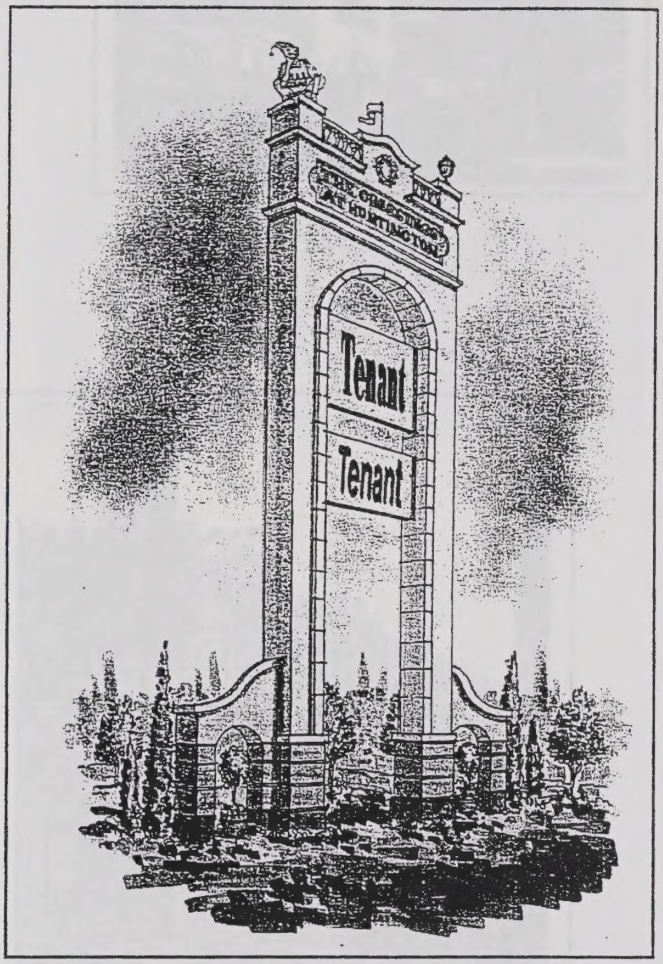
C. Where interpretation of these guidelines is not clear, The Crossings at Huntington Beach shall make a decision for clarification subject to the City of Huntington Beach Planning Staff approval.

D. Where unique site or building design dictates, the City of Huntington Beach Planning Staff will review and make a decision upon The Crossings at Huntington Beach recommendations for exceptions to these guidelines.

E. The sign area shall be defined as the area including all figures which is an integral part of the sign. Decorative or structural sign supports shall not be included in the calculation of sign area.

F. Actual quantities may vary, specified quantities are maximums.

G. All signage shall conform with sight-distance and visibility design requirement to avoid impeding the ability of commuters to view oncoming traffic.



III. PROJECT IDENTIFICATION

A. Freeway Monument Sign (EMa)

1. Quantity: 1 location (refer to site plan exhibit).
2. Height:: Maximum 60ft. to top of lettering, 50ft. to top of structure above freeway grade.
3. Area: 800 sq.ft. maximum per side.
4. May include sculptural design elements, which will not be calculated as part of the allowable sign area.
5. Creative use of lighting, including exposed neon and colored lights, will be permitted.

B. Primary Project Gateway Sign (EMb)

1. Quantity: Up to 3 locations (refer to site plan exhibit).
2. Height: Maximum25ft. above entry road grade 14ft. minimum clearance if spanning across drive aisles.
3. Area: 300 sq.ft. maximum (project name only included in calculation).
4. May include sculptural design elements on each side of entry, as part of the support column structure, which will not be calculated as part of the allowable sign area.

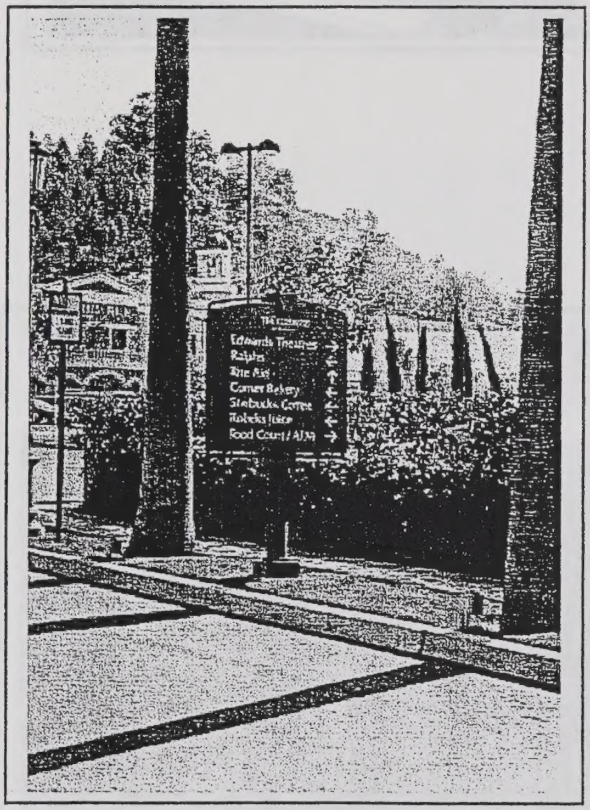
C. Secondary Project Monument Signs (EMc)

1. Quantity: Up to 4 locations (refer to site plan exhibit).
2. Height: Maximum 15 ft. above entry road grade.
3. Area: 200 sq.ft. maximum per side (total for project I.D. and optional tenant name listings).
4. Sign may include project name and up to three tenant names.
5. Project name and non-sign elements (base, columns, etc.) should relate to the design motif and use of materials as established in the primary project identification signs.
6. Tenant name listing panels must be integral parts of overall sign design. Materials, lighting technique and placement must be consistent for all tenant panels.

D. Primary Project Wall-Mounted Sign (EWa)

1. Quantity: 3 locations (refer to site plan exhibit).
2. Height: 15ft. above garage parapet or above finished grade.
3. Area: 250 sq.ft. maximum (project name only included in calculation).
4. Sign to be attached to retail buildings or parking structure 5. Sign to be designed to relate directly to primary project gateway sign 6.

Additional theater signage may be included at or adjacent to this project sign and must be designed as an integral part of the parking structure entrance.

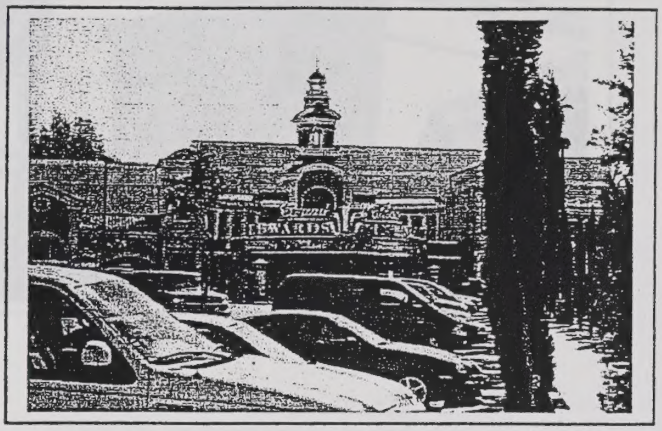


E. Secondary Project Wall-Mounted Sign (EWb)

1. Quantity: 7 locations (refer to site plan exhibit).
2. Height: Not to extend above building parapet.
3. Area: 200 sq.ft. maximum (project name only included in calculation).
4. Sign to be attached to building or gateway structure directly above entrance.

F. Directional Signs (EDa, EDb, EDc)

1. Quantity: EDa–10; EDb–9; EDc–4
2. Height: 6ft. maximum above grade.
3. Area: 15 sq.ft. maximum per side (sign panel only included in calculation).
4. Sign may be internally or indirectly illuminated.
5. Sign may carry tenant names and logos in a standardized color.



IV. THEATER SIGNAGE

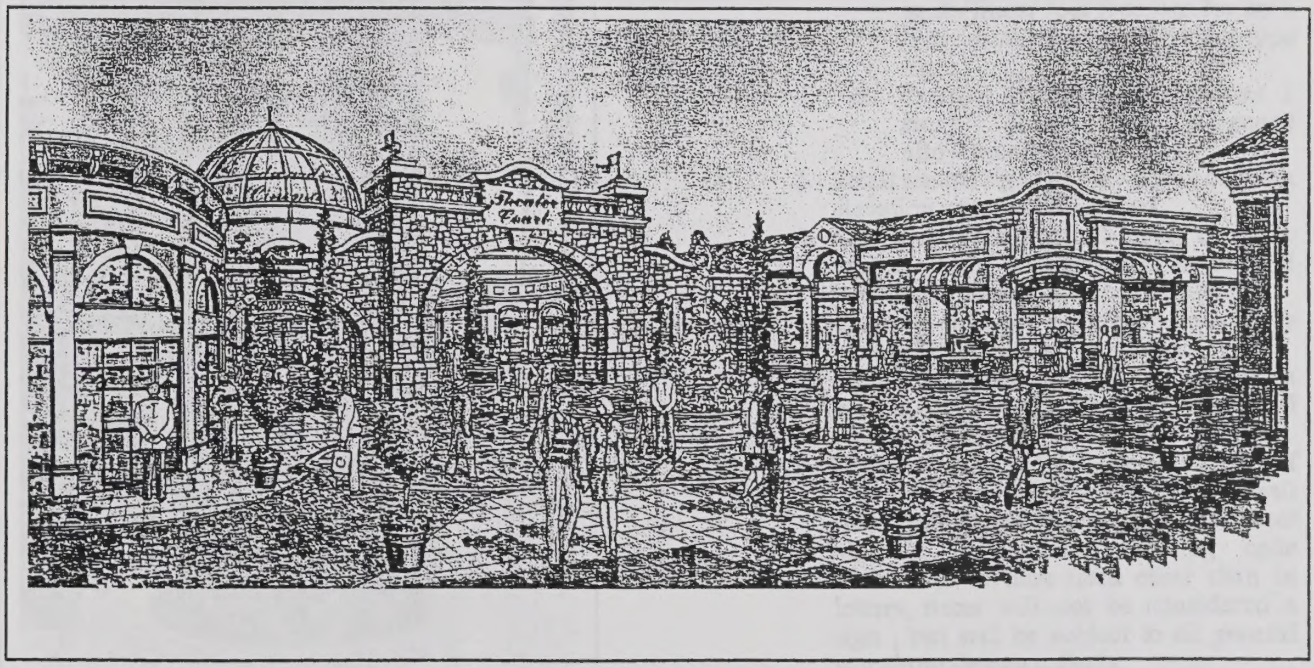
A. The theater will be allowed one identification sign on the north, south and east elevations. These signs are not to exceed 400 sq.ft. each. The maximum height of the sign is not to exceed 80ft. above the first floor level.

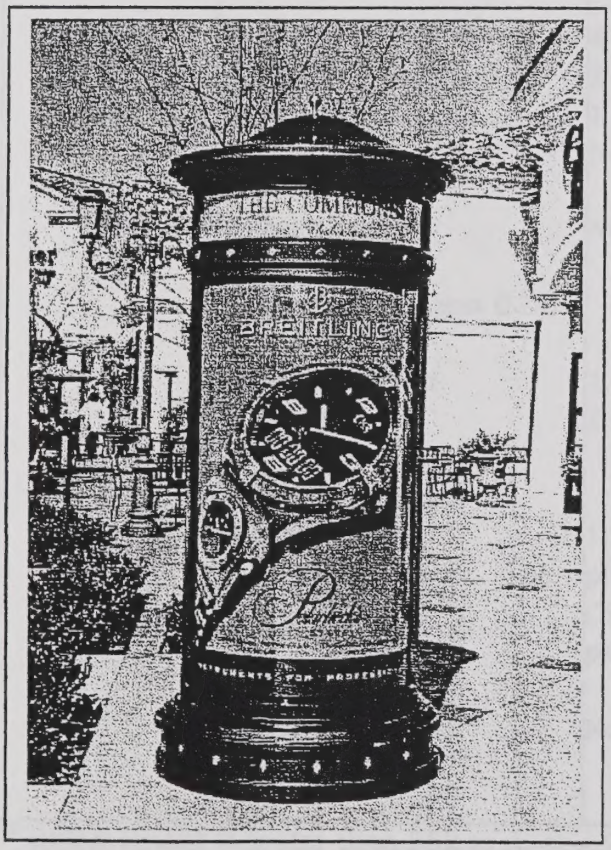
B. An additional three signs for theater will be allowed on the theater structure. These signs shall not exceed 300 sq.ft. of area per sign.

C. Reader board signs are allowed at the north, south and east elevations, up to a maximum total of 500 sq.ft. Maximum height of sign not to exceed 60 ft.' above the first floor level.

D. The theater will be allowed one wall-mounted sign, not to exceed 130 sq.ft. to be integrated into the parking structure entrance signage design .

E. Neon accents, animated signs, and fiber optics sign features will be permitted.





V.RETAIL TENANT IDENTIFICATION SIGNS

A. Creativity, uniqueness and high quality materials shall characterized signage elements used to identify retail tenants in The Crossings at Huntington Beach. Each storefront will be a custom design with graphics appropriate to the individual storefront's design vocabulary.
B. Sign area for tenant signage will be calculated around the sign copy only, as contained by a box of up to 8 continuous straight lines (with right angles) formed around the extreme outer limits of the sign message and will not include elements integral to the storefront design.
C. These criteria apply only to tenant signage visible from public right of way.

D. Building Mounted Storefront Signs

1. Allowable signage area:
   a Individual letters: 1.5 sq.ft./linear foot of building frontage.
   b. Cabinet sign: 1.25 sq.ft./linear foot of building frontage.
   c. Tenants with stores greater than 35,000 sq.ft. will be allowed 1.75 sq.ft./linear foot frontage for both individual letters and cabinet type signs.
   d. Tenants occupying more than 1 story shall have signage allowances doubled.
2. Retail tenant signage may occur on each elevation of leased floor area.
3. Sign may be individual letters or other type if cabinet is designed as an integral part of the overall storefront designs.
4. Creative use of lighting sources is encouraged, internal or indirect.
5. Lighting fixtures must be designed as an integral part of the signage and storefront design.
6. Exposed neon will be permitted only if submitted as part of an overall storefront design scheme and must meet all U.L. and local building code standards. Where used other than in letters, neon will not be considered a sign , but will be subject to all general storefront design criteria.
7. Logo marks and corporate identity elements (such as mascots, symbols, special shapes, etc.) are encouraged, but will be considered signage and are subject to all regulations contained in these guidelines.

SIGN STANDARDS – COMPARATIVE STUDY

SIGN TYPE	DESCRIPTION	GUIDELINES	SIGN STANDARDS
EMa	Freeway Monument	25 ft. above Freeway 260 sq.ft.	Lettering 60ft. / Top of Sign 50 ft. above freeway grade 800 sq.ft. (logo & legend)
	if Reader board	115 sq.ft.: 90 sq.ft. message 25 sq.ft. other info	800 sq.ft.
EMb	Primary Project Monument (Gateway)	25 ft. tall 130 sq.ft. 1 per street frontage	25 ft. tall 300sq.ft. (logo & legend)
EMc	Secondary Project Monument Tenant listings (3 names)	Not Addressed	15 ft. tall 200sq.ft. (logo & legend) 2 per street frontage
EDa	Vehicular Directional	4 ft. tall	6 ft. tall
EDb	Pedestrian Directional	2 sq.ft.	15 sq.ft.
EDc	Project Directory	1 per entry No business names	Tenant names incl. Up to four per tenant
EWa	Primary Project Wall Sign (Gateway w/ Cinema (I.D.)	Not addressed	15 ft. above grade 250sq.ft.
EWb	Secondary Project Wall Sign	1.5 sq.ft. per 1 ft. of wall	200 s.f. Height not to exceed Building parapet
	Channel Letters	1.5 sq.ft. per 1 ft. of wall plus 15% One per street or parking lot frontage	1.5 sq.ft. per 1 ft. of wall plus 15% One per street or Parking lot frontage**
	Cabinet Type Sign	Not addressed	1.25 sq.ft. per 1 ft. of wall Must be integral part of Storefront design**

** unless tenant is grater than 35k sq.ft. or a 2 story configuration

SIGNAGE LEGEND
TYPE DESCRIPTION
EMa FREEWAY MONUMENT
EMb PRIMARY PROJECT MONUMENT (Gateway)
EMc SECONDARY PROJECT MONUMENT (Tenant listing 3 Names)
EDa VEHICULAR DIRECTIONAL
EDb PEDESTRIAN DIRECTIONAL
EDc PROJECT DIRECTORY
EWa PRIMARY PROJECT WALL SIGN (Gateway w/Cinema I.D.)
EWb SECONDARY PROJECT WALL SIGN
CENTER AVENUE
405 - SAN DIEGO FREEWAY
BEACH BOULEVARD
EDINGER AVENUE

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